A. CORUM HOMES, LLC (Applicant)

02-4-CZ5-1 (02-34) BCC Hearing Date: 9/26/02

Property Owner (if different from applicant) Same.

Is there an option to purchase \(\Boxed{1} \) / lease \(\Boxed{1} \) the property predicated on the approval of the zoning request? Yes □ No ☑

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Decision Board Applicant Request Year NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

TEAM METRO NORTHWEST OFFICE

ENFORCEMENT HISTORY

CORUM HOMES, LLC	S. of N.W. 146 th St. and between N.W. 97 th Ave.and I-75,Miami-Dade County, Fl.
APPLICANT	ADDRESS
09/26/02 HEARING DATE	02-34 HEARING NUMBER
CURRENT ENFORCEMENT HISTORY:	
ENFORCEMENT HISTORY	

<u>September 4, 2002-</u> The requested enforcement history was completed and submitted on this date. Further enforcement action will be discontinued pending the outcome of the subject public hearing.

<u>August 21, 2002</u>- The Team Metro NW office received a request for an enforcement history, regarding the captioned address.

August 2, 2002- The research conducted by the N.W. Office revealed the location in question is presently zoned GU. A subsequent field inspection was conducted on this date. This inspection revealed the reported location is owned by two different entities: Corum Homes LLC and Security Estates Inc.

Three Unauthorized Use violations were identified on the property owned by Corum Homes LLC:

- 1. Folio Number 30 2021 001 0470. Two trailers were observed on the property. One was used as living quarters the second was used as a business and storage facility. Citation number 866323 was issued on August 9, 2002.
- 2. Folio Number 30 2021 001 0470. Inspection revealed the property was used as retail, plant nursery. Citation number 866322 was issued on August 9, 2002.

3. Folio Number 30 2021 001 0450. The inspection revealed this property was used for the grazing and maintenance of cattle. Citation number 866319 was issued on August 7, 2002.

The ownership of Security Estates Inc. was identified under Folio Number 30 2021 001 0480. The use of this property is regulated under **Resolution Number 4-ZAB-56-91**, which was passed and adopted on February 27th, 1991. This resolution permits the use of the property as a dump for the disposal of clean construction and demolition debris, with specific conditions. The field inspection conducted on August 2, 2002 revealed the property owner failed to comply with resolution condition numbers: 5, 25 and 26 respectively.

Condition number 5 requires the removal of an existing trailer by February 1994.

Condition number 25 requires that (1) foot (minimum) of clean soil cover shall be placed over all filled areas.

Condition number 26 requires that the maximum height of the fill not exceed 1 foot

above flood criteria.

As a result of the above-mentioned violations, citation number 866491 was issued on August 14, 2002.

MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD - AREA 5 MOTION SLIP

Applicant Name: CORUM HOMES, LLC Representative: Alch Kirschner Hearing No. 02-4-CZ5-1 (02-34) Resolution No. CZ	Objectors: None Hearing Date: April 18, 2002 AB502
Motion: Per Department Per DIC Approved as Requested Denied Without Prejudice Denied With Prejudice Other:	Standard Conditions: Deferred to:
Revised plans accepted? YES Covenant accepted? YES Stuart C. Arguello	Yes No Absent 7 7 7 7 7 7 7 7 7 7 7 7 7

		VOTE: 5	_ то
EXHIBITS:	YES	NO Z	County Attorney: Sohn Mathnis

DATE: 7/11/2002

#Z-

APPLICANT: 3. CORUM HOMES, LLC (02-4-CZ5-1/02-34)

MOTION: to defer the application to July 25, 2002.

ROLL CALL	M/S	YES	NO	ABSENT
Вагтеіго				X
Cancio	M	x		
Carey-Shuler				X
Ferguson				X
Martinez				Х
Morales	S	X		
Moss		X		
Rolle		X		
Seijas				X
Sorenson		X		
Sosa				X
Souto				X
Chair Margolis		X		
TOTAL		6		7

#Z-

DATE: 7/25/2002

APPLICANT: A. CORUM HOMES LLC (02-4-CZ5-1/02-34)

MOTION: Deferred to September 26, 2002.

ROLL CALL	M/S	YES	NO_	ABSENT
Barreiro		X		
Cancio	M	X		
Carey-Shuler		X		
Ferguson		X		
Martinez		X		
Morales			X	
Moss				X
Rolle	S	X		
Seijas			X	
Sorenson		X		
Sosa		X		
Souto		X		
Chair Margolis		X		
TOTAL		10	2	1

DEVELOPMENTAL IMPACT COMMITTEE RECOMMENDATION TO BOARD OF COUNTY COMMISSIONERS

APPLICANT: Corum Homes, LLC

PH: Z02-034 (02-4-CZ5-1)

SECTION:

21-52-40

DATE: September 26, 2002

COMMISSION DISTRICT: 12 _______

ITEM NO.: A

INTRODUCTION A.

REQUESTS:

The applicant is appealing the decision of COMMUNITY ZONING APPEALS BOARD #5 which denied the following:

- GU to PAD (1)
- SPECIAL EXCEPTION to permit site plan approval for proposed (2) residential developments.
- UNUSUAL USE to permit lake excavations. (3)
- UNUSUAL USE to permit an entrance feature. (4)
- NON-USE VARIANCE OF ZONING REGULATIONS requiring section (5) line roads to be 80' in width; to vary same to permit a right-of-way width of 25' (40' required) on the east side of N.W. 97 Avenue.
- NON-USE VARIANCE OF ZONING REGULATIONS to permit common (6)open space of the category 1 requirements to be 27.43% (60% minimum required).
- NON-USE VARIANCE OF ZONING REGULATIONS to permit private (7) open space of the interior floor area to be 6.19% (60% minimum required).

A plan is on file and may be examined in the Department entitled, "Bellaggio Residential Development," as prepared by Sotolongo Architects last revised 3/12/02 on SP1-SP7 and 49 sheets dated 12/20/01 and dated stamped received 2/25/02 and landscaping plans by Witkin Design Group, sheets L-1 through L-8 dated last revised 3/13/02 and consisting of a total of 64 sheets. Plans may be modified at public hearing.

SUMMARY OF REQUESTS:

The applicant is requesting a zone change from GU, Interim District, to PAD, Planned Area Development District, and a special exception to permit site plan approval for a proposed 757 multi-family residential unit development. In addition, the applicant is seeking an unusual use to permit multiple lake excavations and an entrance feature, as well as a non-use variance to permit a right of way dedication of 25 feet on the east side of NW 97 Avenue, where 40 feet is required. The applicant is also seeking non-use variances to permit less

common open space of the category 1 requirements and less private open space of the interior floor area than is required.

o LOCATION: South of NW 146 Street and between NW 97 Avenue and I-75, Miami-Dade County, Florida.

o **SIZE:** 73.63 acres

o IMPACT:

The proposed residential development will provide additional housing to the community, but will bring an increase in traffic and noise into the area and will impact schools and public services.

B. ZONING HEARINGS HISTORY: None

C. <u>NEIGHBORHOOD CHARACTERISTICS</u>:

EXISTING ZONING EXIST

EXISTING LAND USE PLAN DESIGNATION

Subject Property:

GU, vacant property

Low-medium density residential, 5 to 13

units per gross acre

Surrounding Properties:

NORTH:

GU, construction debris

Landfill and vacant

property

Low-medium density residential, 5 to 13

units per gross acre

SOUTH:

GU and Interstate 75.

school

Low-medium density residential, 5 to 13

units per gross acre

EAST:

Interstate 75

Interstate 75

WEST:

GU, vacant

property

Estate density residential 1 to 2.5

dwelling units per gross acre with (DI-1) one density increase with urban design

and business and office

The subject parcel is located west of Interstate 75 and north of the City of Hialeah. This area was once characterized with small five acre or plus clean fill dumps. In the 1990's the area was redesignated for residential use, albeit estate density, 1 to 2.5 units per gross acre. Subsequently, the linear strip of land located between NW 138 Street and NW 170 Street and between NW 97 Avenue and the I-75, in which the subject parcel exists was redesignated to residential low to medium density, 5 to 13 units per gross

acre. The parent parcel, which is a wedge of land located between the I-75 and estate density designated land to the west remains unimproved.

D. SITE AND BUILDINGS:

Site Plan Review:

Scale/Utilization of Site:

Location of Buildings:

Compatibility:

Landscape Treatment:

Open Space:

Buffering:

Access:

Parking Layout/Circulation:

Visibility/Visual Screening:

Energy Considerations: Roof Installations:

Service Areas:

Service Areas.

Signage:

Urban Design:

Acceptable

Acceptable

Acceptable

Acceptable Acceptable

Acceptable

Acceptable

Acceptable

Acceptable

N/A N/A

Acceptable

N/A

Acceptable

E. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for district boundary changes taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

The Board shall hear an application for and grant or deny **special exceptions**; that is, those exceptions permitted by regulations only upon approval after public hearing, new uses and **unusual uses** which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads,

streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.

Upon appeal or direct application in specific cases, the Board shall hear and grant applications for **non-use variances** from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.

F. NEIGHBORHOOD SERVICES:

No objection DFRM No objection Public Works No objection Parks No objection **MDTA** No objection Fire Rescue No objection Police See Exhibit "A" Schools No objection Planning & Zoning

G. RECOMMENDATION:

Approval of request #1 subject to the Board's acceptance of the proffered recordable agreement which among other things provides that development of the subject site be substantially in accordance with the submitted site plan; that the maximum number of dwelling units on the property be 757; and that development of the property is projected to commence in May 2003 and build-out in May 2007. Said agreement also provides additional quantitative data regarding number of bedrooms, building coverage, open space, residential density, nonresidential construction, private roads and private areas, and population projection.

Withdrawal of request #2 by the applicant because of a recently enacted Ordinance which has deleted the requirement for a special exception for site plan approval in conjunction with a zone change. The proffered covenant will tie the development to the plan reviewed and approved by the Executive Council.

Withdrawal of requests #3 through #7 by the applicant due to the pending litigation concerning the Omnipoint ruling. In addition, the applicant introduced a new conceptual plan at the Executive Council meeting in lieu of the detailed site plan that was originally submitted in order to eliminate the non-use variance requests which are also affected by the omnipoint ruling. The revised plan also indicated a 5-acre charter school site within the subject property and proposed 757 units in lieu of 843 units which were originally requested. With the approval of this application, the applicant would then have to file an

Administrative Site Plan Review (ASPR) application in order for the detailed plan to be resubmitted and approved by the Department of Planning and Zoning.

The DIC Executive Council accepted the revised conceptual plan and recognized that the applicant would have to file for an ASPR for final approval of the development. When taking into consideration the reasonableness of the applied for rezoning in relation to the present and future development of the area, the Executive Council finds that the zone change request will permit a residential development which is **consistent** with the CDMP, and will not be contrary to the public interest. The Council also finds that the proposed development will also be **compatible** with the surrounding area and would not be contrary to the public interest.

PROJECT DESCRIPTION

This application was the subject of a public hearing in Community Zoning Appeals Board (CZAB) 5 on May 30, 2002. According to Resolution No. CZAB5-3-02, the Council denied without prejudice the district boundary change from GU to PAD as it was their opinion that said district would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County. Similarly, the request for a special exception for site plan approval, unusual uses, and non-use variances were denied without prejudice as, in the Board's opinion, said requests would not be compatible with the area and its development and would not be in harmony with the general purpose and intent of the regulations and would not conform with the requirements and intent of the Zoning Procedure Ordinance. Subsequently, the applicant appealed the decision of CZAB 5 to the Board of County Commissioners who on July 25, 2002 deferred the application to the DIC in order to give the Miami-Dade County staff an opportunity to review and consider the amended site plan that presently depicts 80 units less and an area of land reserved for a charter school.

The applicant, Corum Homes, LLC, is requesting a zone change from GU, Interim District, to PAD, Planned Area Development District in order to develop a 757-unit multifamily residential community. Staff notes that a recently enacted Ordinance has deleted the requirements for a special exception for site plan approval in conjunction with a zone change. As such, request #2 is no longer necessary and will be withdrawn by the applicant. The applicant submitted a new conceptual site plan to eliminate the non-use variance requests that are affected by Omnipoint ruling (Requests #6-#7). With the approval of this application, the applicant would be required to file an Administrative Site Plan Review (ASPR) application in order for the detailed plan to be resubmitted and approved by the Department of Planning and Zoning. In addition, the applicant will be filing an Administrative Site Plan Review (ASPR) application for the excavation of the proposed lakes, and as such will also be withdrawing request #3. The subject property consists of approximately 73.63 acres and is located south of NW 146 Street and between NW 97 Avenue and Interstate 75. The property is currently undeveloped and is surrounded by a school to the south, a construction debris landfill and vacant land to the north, Interstate 75 on the east and vacant property to the west.

The conceptual plan submitted by the applicant proposes three building types consisting of two-story townhouses and two-story apartments. The building elevations are fitted with Mediterranean-style architectural elements such as barrel roof tiles, entrance courts, porches and shutters on windows. A large number of the buildings are arranged

along six organically shaped lakes. Three of the lakes are intentionally placed adjacent to NW 97th Avenue to become an integral part of the entrance into the development. These lakes are integrated with a large fountain and landscaped median and are connected to pedestrian paths and bridges that will lead residents and visitors into the residential community. Two boulevards are placed on an axis with the three lakes. Said streets afford uninterrupted views of some of the community's architecture, squares and pedestrian scaled streets from the main entrance off NW 97th Avenue to the east portion of the site. These two boulevards, staff points out, form the organizational element for the whole development as they directly affect the placement of the remaining streets and public open space proposed for the residential community. Three additional lakes are sited interior to the subject parcel. These are designed as thin linear elements that meander through the interior of the development. Buildings are placed close to the lakes to take advantage of the vistas afforded by the water element, but most importantly, the lakes' perimeter has integrated sidewalks to give pedestrians the ability to jog or stroll along the water's edge. Those buildings that do not front on a lake are placed near or in front of squares and plazas that are distributed throughout the site. It is the applicant's intent that all buildings have a view of a water feature or open space or is placed in close proximity to either amenity. Large parking fields are avoided by placing some parking areas in small parking fields tucked on the sides of buildings or by placing parking areas around one of the proposed squares or plazas. Staff notes that the success of the plan derives from the adoption of a number of urban design principles as demonstrated by the Miami-Dade County Urban Design Manual. The site incorporates an interconnected system of blocks and streets as well as a network of open space that is defined by buildings or the block's edge. Staff notes that the open space locations afford opportunities for the establishment of community focal points. The applicant has introduced a number of focal points by placing greens that terminate street vistas and incorporating buildings and fountains in said areas. The applicant has also provided a network of pedestrian paths that connect the buildings to the surrounding lakes, parking areas and recreation spaces. In addition, a charter school site has been reserved on the southeast corner of the site to serve the future school needs of residents and provide additional open space for the residents of the community.

COMMENTS AND MAJOR CONCERNS

Ordinance Number 75-47 charges the Developmental Impact Committee (DIC) to address applications with respect to: (I.) conformance with all applicable plans; (II.) environmental impact; (III) impact on the economy; (IV.) impact on essential services; and (V.) impact on public transportation facilities and accessibility.

The following comments address these specific charges with regard to the subject application:

I. CONFORMANCE WITH ALL APPLICABLE PLANS

A. RELEVANCE TO THE COMPREHENSIVE DEVELOPMENT MASTER PLAN APPLICABLE CDMP GOALS, OBJECTIVES AND POLICIES

Land Use Objective 5

Upon the adoption of this plan, all public and private activities regarding the use, development and redevelopment of land and the provision of urban

services and infrastructure shall be consistent with the goal, objectives and policies of this Element, with the adopted Population Estimates and Projections, and with the future uses provided by the adopted Land Use Plan (LUP) map and accompanying text titled "Interpretation of the Land Use Plan Map", as balanced with the Goals, Objectives and Policies of all Elements of the Comprehensive Plan.

Land Use Element Goal

Provide the best possible distribution of land use and services to meet the physical, social, cultural, and economic needs of the present and future populations in a timely and efficient manner that will maintain or improve the quality of the natural and man-made environment and amenities, and preserve Miami-Dade County's unique agricultural lands.

Land Use Policy 5B

All development orders authorizing a new land use or development, or redevelopment, or significant expansion of an existing use shall be contingent upon an affirmative finding that the development or use conforms to, and is consistent with the goals, objectives and policies of the CDMP including the adopted LUP map and accompanying "Interpretation of the Land Use Plan Map". The Director of the Department of Planning and Zoning shall be the principal administrative interpreter of the CDMP.

Land Use Policy 2A

All development orders authorizing new, or significant expansion of existing, urban land uses shall be contingent upon the provision of services at or above the Level of Service (LOS) standards specified in the Capital Improvements Element (CIE).

The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **low-medium density** residential.

This category allows a range in density from a minimum of 5.0 to a maximum of 13 units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments. Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre.

The requested multi-family residential development is **consistent** with the Comprehensive Development Master Plan Land Use map.

DEPARTMENT OF PLANNING AND ZONING DIRECTOR'S EVALUATION

The CDMP designates the subject property for low-medium density residential which permits a maximum density of 13 dwelling units per gross acre. The PAD district density threshold cannot exceed the density permitted by the Master Plan for the subject site. The CDMP would permit a total of 957 units

on the subject site. As such, the proposed PAD district with 757 residential units at a density of 10.28 units per gross acre is consistent with the CDMP.

The proposed multi-family residential development is **consistent** with the Master Plan and **compatible** with the surrounding area and would not be contrary to the public interest. In addition, the rezoning of the property to PAD and the proposed multi-family residential community will provide additional housing for the residents of Miami-Dade County. Staff notes that the applicant has submitted the required recordable agreement and development schedule as part of the approval of this application in accordance with Section 33-284.26(B) of the Zoning Code. Said agreement provides that the development of the subject site be substantially in accordance with the submitted conceptual site plan, that the number of dwelling units not exceed 757 and that development of the property is projected to commence by May 2003 and build-out date by May 2007. Said agreement also provides additional quantitative data regarding number of bedrooms, building coverage, open space, residential density, nonresidential construction, private roads, private areas and population projection.

B. MULTI-YEAR CAPITAL IMPROVEMENT PROGRAM

The General Services Administration Department has reviewed this application with respect to its compatibility with the County's current Capital Budget and Multi-Year Capital Plan. This plan is prepared pursuant to state growth management legislation and the Miami-Dade County Code. This application does not conflict with the current plan.

II. ENVIRONMENTAL IMPACT

A. WATER MANAGEMENT

The subject property is located within Basin"B." Cut and fill criteria as well as drainage restrictions are in effect within this basin. Any development on this property shall be required to set aside surface water management areas that shall comply with basin requirements. Development criteria for that basin is based on providing 28.6% of the total land area of the project for surface water management so that the post development stage of the project does not exceed county flood criteria plus 8 inches or elevation + 7.30 ft. N.G.V.D. DERM does not object to the approval of this application subject to compliance with the requirements of the basin and submittal of cut and fill calculations prior to plat approval, site plan approval or prior to issuance of any permit by the County and the South Florida Water Management District.

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-suite retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures. All the stormwater shall be conveyed into the stormwater management areas.

An Individual Environmental Resource Permit from the South Florida Water Management District (SFWMD) shall be required for the construction and operation of the required surface water management system. The applicant is

advised to contact DERM in order to obtain additional information concerning these requirements.

Site grading and development must comply within requirements of Chapter 11C of the Miami-Dade County Code. Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the CDMP subject to compliance with the conditions required by DERM for this proposed development order.

B. SOLID WASTE DISPOSAL

The subject property is located north and east of Security Estates, which is an active lakefill, landfill and mechanical recycling facility (MRF) with complaints on file. Also, the subject property is within a mile of numerous solid waste sites, both active and inactive, which generate heavy truck traffic.

Therefore, DERM offers the following recommendations:

- Groundwater at the subject site may be contaminated. Therefore, groundwater assessment is recommended. Further, stormwater may not be discharged into contaminated groundwater and contaminated groundwater should not be used for irrigation. Proper control of contaminated groundwater is also recommended during activities such as excavating or dewatering (including proper worker safety precautions to prevent exposure).
- 2. Methane gas can migrate from solid waste areas to adjacent sites, presenting both an explosive hazard and a health hazard. Therefore, assessment for methane gas is recommended.
- 3. If solid waste is found during excavation, DERM must be notified, and any excavated materials must be disposed of properly and backfilling must be with clean fill.

C. TREE PRESERVATION

Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

D. WETLANDS

The subject property is located in the East Turnpike Wetlands Basin in an area that is generally considered to be jurisdictional wetlands because it is underlain by depression hydric soils. Therefore, the applicant will be required to obtain a Class IV Wetland Permit for any work on the jurisdictional wetlands as defined by Chapter 24-3 of the Code of Miami-Dade County, Florida, unless:

- 1. The subject property was reviewed by the Miami-Dade County Developmental Impact Committee (DIC) and received an approved development order as a result of that process prior to July 1, 1994, or
- 2. A valid dredge and fill permit or surface water management permit was issued by the U.S. Army Corps of Engineers, the State of Florida Department of Environmental Protection (or the former Florida Department of Environmental Regulation) or the South Florida Water Management District for work on the subject property prior to July 1, 1994, or
- 3. A statement has been issued or will be issued by the Florida Department of Environmental Protection (or the former Florida Department of Environmental Regulation) declaring that the subject property is non-jurisdictional. The owner of the subject property must have had a petition pending for this statement prior to July 1, 1994.

The applicant, Corum Homes, LLC (FW00—52), put in an application for a Class IV Permit on September 6, 2001 and is still currently in the application process.

The applicant is advised that permits from the U.S. Army Corps of Engineers (305-526-7181), the State of Florida Department of Environmental Protection (561-681-6600), and the South Florida Water Management District (1-800-432-2045) may be required for the proposed project. It is the responsibility of the applicant to contact these agencies for their permit requirements.

E. AIR QUALITY PRESERVATION

DERM staff from the Air Quality Management Division has reviewed the available information, and does not anticipate that this project will adversely impact the local air quality.

III. IMPACT ON THE ECONOMY

It is estimated that for a total of 757 multifamily residential units sold at \$120,000.00 per unit, the operating revenue and cost to Miami-Dade County and the School Board will be as follows:

	County	School Board	Combined
Total Revenues	\$3,678,120.	\$1,804,167.	\$5,482,287.
Total Costs	3,057,954.	1,554,447.	4,612,401.
Net Fiscal Impact	\$ 620,166.	\$ 249,720.	\$ 869,886.

The net fiscal impact of this proposal is estimated to provide a positive operating revenue to Miami-Dade County of \$620,166.00 and a net surplus of \$249,720.00 to the School Board, for a combined total for both jurisdictions of \$869,886.00.

IV. IMPACT ON ESSENTIAL GOVERNMENTAL SERVICES

A. POTABLE WATER SUPPLY

The subject property is located within the franchised water service area of the Miami-Dade Water and Sewer Department (MDWASD). The closest public water main is a 16-inch main from the City of Hialeah. Connection of the proposed development to the public water supply system shall be required. The applicant has already entered into an agreement with the MDWASD which will connect to an existing 12" water main at NW 146 Terrace east of I-75 and will extend a new 16" water main to the west of I-75. The applicant will connect from here and extend west along NW 146 Street a new 16" water main to the northwest corner of the subject property. The applicant will also extend a new 20" water main along NW 97 Avenue fronting the property. Any proposed water main extension inside the subject property should be 12" and 8" minimum with two points of connection. The estimated demand for this project is 210,750 gallons per day (gpd). This figure does not include irrigation demands.

The source of water for these mains is MDWASD's Hialeah Preston Water Treatment Plant, which has adequate capacity to meet projected demands from this project. The plant is presently producing water, which meets Federal, State and County drinking water standards.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding that adequate system capacity is available for this project, DERM will require that water conserving plumbing fixtures be installed in accordance with the requirements of the South Florida Building Code in order to use more efficiently the southeast Florida water resources.

It is recommended that the landscaping conform with xeriscape concepts. Included in these concepts are use of drought tolerant plants, reduced use of turf grass, together with efficient irrigation system design. Details of xeriscape concepts are set forth in the "Xeriscape Plant Guide II" from the South Florida Water Management District (SFWMD).

B. SEWER SERVICE

The property is located within MDWASD's franchised sewer service area. The closest public sanitary sewer is a 24-inch force main located along NW 97 Avenue, approximately ½ mile south of the subject property. This force main system directs the flow to the North District Treatment Plant. Connection of the proposed development to the public sanitary sewer shall be required. MDWASD will connect to an existing 24" force main at NW 97 Avenue and NW 130 Street and will extend north along NW 97 Avenue a new 36" force main to the northwest corner of the school's property (north of NW 138 Street) from which the applicant

will connect and extend north along NW 97 Avenue a new 36" force main to the corner of the subject property. The applicant will install a regional pump station and will connect to the proposed 36" force main along NW 97 Avenue with an 8" force main minimum. Any proposed sewer main extension inside the developer's property shall be 10" and 8" minimum.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission and treatment system is available at the point in time when the project will be contributing sewage to the system or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Sewage treatment and disposal for the area is provided by MDWASD's regional wastewater treatment and disposal facilities. These facilities have limited available capacity; consequently, approval of development orders which will generate additional wastewater flows are being evaluated by DERM on a case-by-case basis. Approvals are only granted if the application for any proposed development order is certified by DERM so as to be in compliance with the provisions and requirements of the settlement agreement between Miami-Dade County and the State of Florida Department of Environmental Protection, and also with the provisions of the Environmental Protection Agency Consent Decree.

Existing public water and public sanitary sewer facilities and services meet the Level of Service standards set forth in the Comprehensive Development Master Plan. Furthermore, the proposed development, if approved, will not result in a reduction of the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Concurrency Review Summary

DERM has conducted a concurrency review for this application and has determined that the same meets all applicable LOS standards as specified in the adopted CDMP for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written consent to that effect as required

by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

C. POLICE

Growth in residential development within a district result in increased demands for police service. The demands for service typically vary based upon the specific demographics of the area and traffic volume. Service demands normally are elevated once neighborhoods are established, and re-evaluated on an ongoing basis utilizing the budgetary process. Historically, department-wide manpower, in conjunction with the ability to adjust sworn assignments, has permitted extension and maintenance of the current level of police services to newly established developments of any size.

A careful review of the petition shows that the predicted impact on MDPD resources will be very significant, based upon the increase in dwelling units and mixed-used commercial space. This large-scale TND development will also increase traffic volume. As the project is phased in over the buildout period, additional sworn personnel resources will be required to maintain the current level of service to the area. These resources will be requested through the annual budgetary process.

Regarding actual construction when development occurs, the following applicable guidelines are provided to address public safety issues:

- 1. The development should comply with requirements of the Code of Miami-Dade County, with special attention given to the following:
 - a. Section 21-276, Burglar Alarms.
 - b. Section 28-15(g), Required improvements.
 - Section 33-139, Names and numbers to comply with article; authority of Department of Planning and Zoning.
 - d. Section 33-147, Numbering buildings.
 - e. Section 33-149, Duty of owners of buildings.
- Each building and residence should have address numbers conspicuously mounted, which are not less than three inches in height and easily observable from the roadway.
- 3. A lighted directory should be erected near each point of entry and at other appropriate locations within the development for rapid location of buildings and residences by responding emergency vehicles.
- 4. Shrubbery and landscaping at all driveways and intersections should be sufficiently set back to permit vehicle operators an unobstructed view of other traffic and pedestrians.

- 5. Landscaping and lighting should be maintained so that address numbers are never allowed to become obscured.
- 6. Any unmanned, card accessible, security entrance gate should have a coded lock-box feature for emergency access by police and fire-rescue vehicles.
- 7. Stairwells should have access controlled to restrict movements of persons contemplating criminal activity.
- 8. Adequate lighting, closed circuit television, and security officers in vehicle parking areas can discourage criminal activity.
- 9. Designation of areas within the development to be kept free of parked motor vehicles in order to facilitate access to buildings by emergency vehicles (fire lanes) is accomplished by application of the owner or lessor of the development pursuant to Miami-Dade County Ordinance 30-388, Creation of Emergency Vehicle Zones. Only those developments with zones so designated are authorized to have police enforcement.
- 10. The U.S. Department of Housing and Urban Development recommends five to ten foot-candles of light for heavily used spaces; e.g., paths, entries, and parking areas. Outdoor lighting can be one of the most effective deterrents against crime. Properly used, it discourages criminal activity and reduces fear.
- 11. Effective January 1, 2001, all burglar alarm systems shall require annual registration with the Miami-Dade Police Department by the <u>user</u>. This includes all systems even if they are not monitored by an alarm company. Locations that have more than one alarm system require separate registration for each system. Information brochures are available at all MDPD district stations.

Additional Comments

Police services are currently provided by the Miami-Dade Police Miami Lakes Station (Police District 1) located at Miami Lakes Drive East. During the month of June 2002, based upon a district-wide statistical analysis, the average emergency response time was 4.8 minutes (includes dispatch time and travel). Station personnel answered 3,843 calls for police service and operated with 155 sworn officers, to deliver police service to an area of 244.2 square miles with a population of 83,580.

D. FIRE

Service Impact/Demand

- 1. Based on development information, this project is expected to generate approximately 128 fire and rescue alarms annually.
- 2. A suspected fire within this project would be designated as a building dispatch assignment. Such an assignment requires 3 suppression or

- engines, telesqurts or tankers, 1 aerial, 1 rescue and an accompanying command vehicle. This assignment requires 20 firefighters and officers.
- 3. The desired response time to such project is 4 minutes for the first-in unit.
- 4. Required fire flow for this project is 2000 gpm with hydrant spacing no further than every 300 feet. Proper main extensions can be provided by MDWASD. Generally, for this type of development, up to 8-12 inch mains are required.

The Fire Rescue Department's Water and Engineering Bureau makes final determination regarding exact size and looping of water mains, and the number and placement of hydrants.

5. Fire Rescue impact fees fund primary and supportive facility and equipment needs generated by additional impact. The project's proportionate share of impact fees will be assessed at time of building permit.

Existing Services

1. The stations responding to a fire alarm will be:

Station	<u>Address</u>	Equipment	Staff	Response Time
1	16699 NW 67 Avenue	Engine, Rescue	7	6 - 8 mins.
28	10350 NW 87 Avenue	Rescue, Squrt	3	6 - 8 mins.
46	10200 NW 116 Way	Tactical Rescue Squrt	4	6 - 8 mins.
44	7700 NW 186 Street	Advanced Life Support Engine	4	8 - 10 mins.
26	3190 NW 119 Street	Rescue, Advanced Life Support Aerial	e 7	20 mins.

2. The following units show a potential unavailability rate in excess of 20% during peak call hours for the previous calendar year:

<u>Unit</u>	Potential Unavailability During Peak Hours
Rescue 1	25.69%

3. Increased response times may result because of congestion on the following roadways:

NW 154 Street and NW 87 Avenue

Planned Service Expansion

The following stations are planned in the vicinity of this project:

Station	Address	Est. Completion <u>Date</u>	Response Time	Cost
Gratigny	NW 138 Street & I-75	2006	4 - 6 mins.	\$1.8 million
Miami Lakes North	NW 186 Street & I-75	2007	4 - 6 mins.	\$1.8 million

Funding source is primarily fire rescue impact fees.

Site Requirements

The following site requirements pertain to the site plan submitted as part of this review. All site plans and gates (including future submissions and changes) must be reviewed and approved by the Fire Rescue Department's Water and Engineering Bureau, 111 NW 1 Street, 13th Floor, 305-375-2771, prior to Executive Council Hearing.

- Compliance with Ordinance 83-23 giving Police jurisdiction to issue citations for parking along frontage of all commercial development.
- 2. Emergency vehicle parking area is to be located in close proximity to the main entrances. Said area to be identified, per S.F.F.P.C.
- 3. Fire Department vehicle access is to be provided to as many sides of the structure as practical or as necessitated by the design of the structure and location of internal fire protection connector.
- Fire access lanes must be capable of supporting 35 tons surfaced with solid pavement, natural or concrete stones or with grass turf reinforced by concrete grids or stabilized subgrade construction which meet the standards of the Miami-Dade County Public Works Department. Such construction must be certified by a registered professional engineer of the State of Florida. Access lanes are to be a minimum of 20 feet wide with a vertical clearance of 14 feet. Landscaping along these lanes must be approved and conform to landscaping plans.
- 5. Curb cuts for fire access lanes marked "Fire Lanes" in such a manner as to be easily visible from the road and clearly delineated with informational signs of not less than two square feet at each parcel. Parking on fire access lanes is to be prohibited.
- Minimum fifty-eight foot outside turning clearance and minimum 36 foot inside turning clearance radii.
- 7. All slopes in the project must be able to accommodate our largest aerial truck. This truck has the dimensions and angle requirements shown below:

Overall length:

46 feet, 10 inches

Bumper-to-bumper length:

32 feet

Wheelbase length:

256 inches

Angle of approach:

11 degrees maximum

Brake-over angle:

7 degrees maximum

Angle of departure:

8 degrees maximum

- 8. Aerial apparatus set-up sites at the corner of each building over three stories and at the center of buildings in excess of 125 feet in length.
- 9. Set-up sites no closer than 10 feet or further than 30 feet from any building and at least 21 feet wide and 36 feet long with a cross slope of less than 5 percent. Construction of the set-up sites will consist of a stabilized subgrade, which meets the standards of the Miami-Dade County Public Works Department, and "Grass Pavers" or an equally acceptable product as determined by the authority having jurisdiction. Set-up sites must be capable of withstanding any point forces resulting from out riggers.
- 10. Maintenance of fire lanes provided by the owner.
- 11. Fire sprinkler system in accordance with S.F.B.C., South Florida Fire Prevention Code and adapted NFPA Codes.
 - a. All fire main installation beyond backflow preventor detector check valve are to be done by a State Certified Fire Protection Contractor.
 - b. "P.I.V." and "F.D.C." shall be located not less than 40 ft. from building. "Backflow Preventor" shall be located upstream from "P.I.V."
 - c. "F.D.C." must be placed within 150 feet from a fire hydrant.
- 12. An identification system located at each entrance of the complex consisting of a framed lighted map of the development showing all structures and streets at adequate scale.
- 13. Lighted signs for identification on all structures within the development. Sign letters and numbers shail be 6" on front of building and 4" on the rear.
- 14. Limit dead ends to 200 feet and locate "Dead End" signs at the entrance of each area. In a fully sprinklered building, dead ends may 300'.
- 15. Minimum 15' gate width. Cannot be within turning radius.
- 16. Gated entrances to provide elevator lock box containing switch or lever to activate gate for fire department use.

Additional Comment

1. Submit final development information to Miami-Dade Fire Rescue Planning Bureau; Attn: Carlos Heredia prior to DIC Executive Council.

E. PARKS

Impact and Demand

The 757 multi-family dwelling units will produce a population of 1,309 people, according to current population estimates prepared by the Research Division of the Planning and Zoning Department. This population generates a need for 3.60 acres of local parkland, based on CDMP Open Space Spatial Standards of 2.75 acres per 1,000 population.

Existing Service

The nearest community park is Royal Oaks Park, located at NW 164 Street and 87 Avenue. Though located within the municipality of Miami Lakes, it is open to residents of the unincorporated areas, according to the County Resolution (R-884-01 of July 24, 2001), which transferred the park to the newly created municipality. The nearest public open space that can be considered a neighborhood park is Barbara Goleman Senior High School, located on the opposite side of Interstate 75 from this population. There is an agreement between the County and the School Board that allows a portion of the open space at the school to be used by the public. The nearest district park is Amelia Earhart Park, 515 acres in size, located at 11900 NW 42 Avenue, approximately six miles from this application.

Facilities

Royal Oaks Park is undergoing development. Its plan includes 2 lighted soccer fields, 2 lighted basketball courts, recreation center, open play areas, picnic shelters, tot lot, parking lot, and walkways. Barbara Goleman High School has 2 baseball fields, a track and football field, 4 basketball courts and 4 tennis courts. Amelia Earhart Park is undergoing additional development. Currently it contains a skate park area, a dog park area, open play areas, picnic shelters, lakes, special event area, farm village area, and a beach side swimming area.

Manpower

Amelia Earhart Park has two recreation specialists, two recreation leaders, one account clerk, one landscape foreman, five park attendants, five park service aides, one automotive equipment operator, three security guards, and six additional part-time employees.

Concurrency/Capacity Status

This application is located in Park Benefit District 1, which has a surplus of 614.26 acres of local parkland. Therefore, there is an adequate level of service for this application.

Site Plan Critique and Quality of Life Issues

The site plan shows many plazas, and a main recreation area. The Park and Recreation Department recommends that additional facilities be considered for

the plaza areas like gazebos and picnic shelters. Larger areas may be suitable for locating a basketball or volleyball court.

F. SCHOOLS

Comments from Miami-Dade County Schools are provided in the attached Exhibit "A."

G. SOLID WASTE MANAGEMENT

The County Solid Waste Management System consists of both County facilities and a private facility under contract as follows: two Class I landfills, (one owned by Waste Management Inc., of Florida), a Class III landfill, a Resources Recovery Facility with related ash monofill and three regional transfer facilities. The Department of Solid Waste Management (DSWM) also maintains contracts for use of private disposal facilities located outside of the County. The DSWM does not assess or adjust capacity projections based on the impacts of individual developments. Instead, the DSWM maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through longterm interlocal agreements or contracts with municipalities ad private waste The most recent haulers and anticipated non-committed waste flows. Concurrency Status Determination issued on September 22, 2000, which is valid for three (3) years, shows sufficient disposal system capacity to meet and exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Department of Planning and Zoning is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

This project falls within the DSWM solid waste service area. The townhouses proposed in this project meet the County Code definition of residential unit. Per the code, residential units located within the proposed project shall, therefore, receive DSWM garbage and trash collection service.

Chapter 15 of the Miami-Dade County Code entitled Solid Waste Management requires the following of commercial and multifamily developments located in unincorporated Miami-Dade County:

Section 15-2 - "every commercial and multifamily residential establishment shall utilize the solid waste collection service of either the proper governmental agency able to provide such services, or that of a licensed solid waste hauler authorized to perform such services by the Director of the Department."

Section 15-2.6 – All occupants of every multifamily residential establishment and every residential unit are required, in accord with the collection program provided at that location, to separate, from all other solid waste collected or received by Miami-Dade County or any other collector, the following materials:

- 1) Newspaper
- 2) Glass
- 3) Aluminum Cans
- 4) Steel Cans

5) Plastics

Applicants are strongly advised to incorporate adequate space and facilities in their building plans to accommodate the required recycling program. Requests for approval of modified recycling programs must be made directly to the Department at 305-594-1567.

Section 15-4 - requires that plans for storage and collection of solid waste be adequate before a building permit may be issued. Site plans must address location, accessibility, number and adequacy of solid waste collection and storage facilities. The site plan legend must contain the following statement: "Facilities for the collection and storage of solid waste are shown in accordance with Section 15-4 of the Miami-Dade County Code."

It is required that development associated with this project must ensure that either of the following criteria be present in project design plans and circulation operations to minimize the reversing of waste vehicles, and hence, provide for the safe circulation of service vehicles:

- a. cul-de-sac with a minimum 49 foot turning radius.
- b. "T" shaped turnaround 60 feet long by 10 feet wide.
- c. paved throughway of adequate width (minimum 15 feet).

V. IMPACT ON TRANSPORTATION FACILITIES AND ACCESSIBILITY A. ANTICIPATED TRAFFIC GENERATION AND CONCURRENCY

- 1. Trip Generation 480 PM peak hour trip ends
- 2. Cardinal distribution

North 10.37% South 43.48% East 43.91% West 2.23%

B. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION

1. Location:

NW 138 Street

2. Description:

No. of lanes

2

Existing right-of-way

Varies

Classified

Collector

Maintenance

FDOT

C. IMPACT ON EXISTING ROADWAYS

Concurrency

NW 87 Avenue south of I-75 has a maximum capacity of LOS "D" of 4150 vehicles during the P.M. Peak Hour. It has a current Peak Hour Period (PHP) of 1810 vehicles and 1865 vehicles have been assigned to this section of

road from previously approved Development Orders. NW 87 Avenue with its 3675 PHP and assigned vehicles is at LOS "C". The 5 vehicles generated by this development when combined with 3675 equals 3680 and LOS "C" where the range of LOS "C" is from 3491 to 3910 vehicles.

I-75 west of the Palmetto Expressway has a maximum capacity of LOS "D" of 11140 vehicles during the P.M. Peak Hour. It has a current Peak Hour Period (PHP) of 8065 vehicles and 498 vehicles have been assigned to this section of road from previously approved Development Orders. I-75 with its 8563 PHP and assigned vehicles is at LOS "C". The 205 vehicles generated by this development when combined with 8563 equals 8768 and LOS "C" where the range of LOS "C" is from 6471 to 9230.

D. PROPOSED ARTERIAL IMPROVEMENTS

1. Transportation Improvement Program (0 – 5 years):

NW 138 Street from NW 97 Avenue to NW 107 Avenue 2 to 5 lanes – under study (presently unfunded)

2. Long Range Transportation Improvements (5 – 20 years):

NW 138 Street from NW 97 Avenue to NW 107 Avenue Widen from 2 to 5 lanes (Priority II)

E. ADDITIONAL IMPROVEMENTS REQUIRED FOR THIS DEVELOPMENT

- 1. The applicant will be required to improve NW 97 Avenue with two lanes of a future four-lane divided roadway including pavement, drainage, left-turn storage bays and sidewalk.
- 2. The applicant will be required to improve NW 146 Street with two lanes of a future four-lane roadway including pavement, drainage, left-turn storage bays and sidewalk.
- 3. The applicant will be required to improve NW 138 Street from NW 92 Avenue to NW 97 Avenue to a minimum of four lanes.

F. SITE PLAN CRITIQUE - Site plan is acceptable with conditions.

- 1. This land must be platted.
- 2. Public Works permit required for construction in public right-of-way.
- 3. State road permit required for construction in state road right-of-way.
- 4. Circulation:
 - a. The large number of intertwined T-intersections along the east-most north-south roadway needs to be consolidated into to fewer 4-leg intersections.
 - b. The main approach to the traffic roundabout shall not have a second approach lane-currently resembling a left turn bay. All approaches to roundabout shall be appropriately tapered to direct traffic counterclockwise into the roundabout.

c. The proposed school site has adequate frontage along NW 97 Avenue to permit sufficient driveway space. Accordingly, it should not be fenced off from the access from the south-most east-west roadway; the applicant should be cautioned that driveways may be required along this roadway bordering the north edge of the school site, and that the proposed "exit only" designation of this roadway at NW 97 Avenue may require revision to permit entries to access the school site driveway(s).

d. The Department reserves the right to make additional comments

upon receipt of a complete school site submittal.

This application meets the criteria for traffic concurrency for an Initial Development Order. No vehicle trips have been reserved by this application. It will subject to the payment of road impact fees.

G. MASS TRANSIT

There is currently no transit service in the area or nearby.

The 2002 Transportation Improvement Program (TIP) does not propose any improvements in the immediate vicinity of this project.

The 2025 Long Range Transportation Plan (LRTP) identifies under priority II Projects, NW 138 Street from NW 107 Avenue to NW 97 Avenue, being widened from 2 to 5 lanes. Also, under Developer Responsibility, NW 97 Avenue from NW 138 Street to NW 183 Street as 2 lanes.

The 2002 Transit Development Plan (TDP) does not identify any transit improvements in the area.

Based on the information presented, MDT has no objection to this project.

This project has been reviewed by MDT for mass transit concurrency and was found to be concurrent with the level-of-service standards established for Miami-Dade County.

EXHIBIT "A"



Miami-Dade County Public Schools

giving our students the world

3:25PM;

District Director Ana Rijo-Conde

March 19, 2002

Ms. Maria Teresa Fojo, Acting Supervisor Zoning Evaluation Miami-Dade County Department of Planning and Zoning 111 N.W. 1st Street Miami, Florida 33128

Miami-Darle County School Board Perla Tabares Hantman, Chair Dr. Michael M. Krop, Vice Chair Frank J. Bolaños Frank J. Cobo Dr. Robert B. Ingram Betsy H. Kaplan Manty Sabatés Morse Dr. Marta Perez Dr Soloman C. Stinson

> J2 32 - 144 Merrett R. Stierheim

Re:

Petrvs Holdings, Inc., et al-Application No. 01-259

East of N.W. 97 Avenue and South of N.W. 146 Street and West of I-75

Dear Ms. Fojo

Please accept this letter as an expression of concern from the Miami-Dade County Public Schools (School District), over the impact of the above referenced development on the School District's public schools. Based on current attendance boundaries, the proposed development would be served by Palm Springs North Elementary, Miami Lakes Middle and Barbara Goleman Senior High (see attached). All of the impacted schools are over capacity, based on the data provided by the Office of Information Technology. Please see attached analysis.

Please note that a K-8 school (S/S "C" and S/S "TT") are proposed at N.W. 159th Street and N.W. 79th Avenue; the anticipated completion date for same are Spring of 2003 and Spring of 2004, respectively. Additionally, SS "JJJ" (Barbara Goleman Sr. Relief) is currently funded in the facilities five-year work program for site acquisition, and for school construction next fiscal year. Furthermore, although two middle schools (SS "MM1" and SS "NN1") and two elementary schools (SS "U1" and SS "V1") have been funded in the five-year work program for site acquisition in FY 02 and FY 03, respectively, construction funds have not yet been appropriated. Although it is possible that these schools would serve all or a portion of this general area, the attendance boundaries have not yet been established, as such, assurances cannot be provided by the School District that the proposed schools would help to alleviate the impacts of the proposed development.

Additionally, please note that the District contacted the developer in an effort to obtain a school site as a contribution in-lieu-of impact fees. However, the applicant's property is located within the Aviation Department's No-school zone, which would preclude a school facility at this location.

Ms. Maria Teresa Fojo March 19, 2002 Page Two

nt By: HP LaserJet 3100;

In accordance with established School Board policy, this letter should not be construed as commentary on the merits of the pending zoning application. Rather, it is an attempt to provide relevant information to the Community Council on the public schools that will likely serve the proposed development.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,

Patricia Good Coordinator III

PG:am G-3602 Attachment

Ms. Suzanne Marshall CC. Mr. Delio G. Diaz Ms. Ana Rijo-Conde

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION:

No. 01-259, Petrvs Holdings, Inc., et al

REQUEST:

Zoning change from GU to PAD

ACRES:

73.63 acres

LOCATION:

East of N.W. 97 Avenue and South of N.W. 146 Street and West of

1-75

NUMBER OF

UNITS:

843 townhouse units

ESTIMATED STUDENT

POPULATION:

337 students

ELEMENTARY:

182

MIDDLE:

81

SENIOR:

74

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY:

Palm Springs North Elementary - 17615 N.W. 82 Ave *

MIDDLE:

Miami Lakes Middle - 6425 M. Lakeway North

SENIOR HIGH:

Barbara Goleman Senior - 14100 N.W. 89 Ave.

^{*(}School is capped, students attending Lake Stevens Elementary)

The following population and facility capacity data are as reported by the Office of Information Technology, as of January 26, 2002:

of Information Tech	STUDENT POPULATION	PERMANENT	UTILIZATION FISH DESIGN CAPACITY	UTILIZATION PERMANENT RELOCATABLE PROGRAM CAPACITY
		(1)	(2)	(3)
Palm Springs N. El	em. 2156°	148%°	166%	116%
fincludes PLC X and PLC X	1673	144%	91%	101%
Miami Lakes Mid. Barbara Goleman S		157%	127%	115%

Ratio of total students to permanent student stations

Ratio of total students to permanent and relocatable (portables) student stations 1)

Ratio of total students to permanent and relocatable (portables) student stations after 2) 3) programmatic changes

ADDITIONAL SCHOOL INFORMATION: The following information was provided by school site personnel or other data sources in October 2001:

·	
Capital Improvements since 1990: None	

Recognition for Academic Achievement.	Governor's A+ Plan	

Special Programs	After-school care and Community and Enrichment classes

t askadula	Begins at 10:00 a.m.
Lunch schedule:	Ç

Non-instructional space utilized for None instructional purposes:

Spanish, Art and Music Teachers required to float/travel:

Miami Lakes Middle:

Access to computers:

Capital Improvements since 1990:

Recognition for Academic Achievement:

Special Programs:

Lunch schedule:

Non-instructional space utilized for instructional purposes:

Teachers required to float/travel:

Barbara Goleman Senior:

Access to computers:

Capital Improvements since 1990:

Recognition for Academic Achievement:

Special Programs.

Lunch schedule

Non-instructional space utilized for instructional purposes:

Teachers required to float/travel:

In each classroom, special computer labs and media center

Classrooms and Auditorium

None

After-school tutoring

Begins at 11:30 a.m.

None

None

In each classroom, special computer labs and Media Center

Non-instructional area have been converted for students

Governor's A+ Plan

Community classes

Begins at 10:45 a.m.

Bookrooms, Office space and Auditorium Changing Rooms

Bilingual Ed, Art, Math, Science, and Language Arts



School .

Status Construction Occupancy Date

Spring 2003 Spring 2004

State School "C" Constitution

State School "TT"

Design

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,062 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$1,908,374.

CAPITAL COSTS: Based on the 1994-95 Educational Facilities Impact Fee Study, construction costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY

182 x \$ 11,790 = \$ 2,145,780

81 x \$ 12,232 = \$ 990,792

MIDDLE

SENIOR

182 x \$ 11,790 = \$ 2,145,780

81 x \$ 12,232 = \$ 990,792

74 x \$ 18,619 = \$ 1,377,806

Total Potential Capital Cost

\$ 4,514,378

The School Board's estimated capital costs are based upon the actual costs of land acquisition, land development and construction of elementary, middle or senior high school facilities. Such costs do not include furniture, fixtures or equipment, buses or other capital costs.

(Based on site plan submitted to Miami-Dade County on July 12, 2002)

APPLICATION:

No. 01-259, Petrvs Holdings, Inc., et al (Corum Homes, LLC.)

REQUEST:

Zoning change from GU to PAD

ACRES:

nt By: HP LaserJet 3100;

73.63 acres

LOCATION:

East of N.W. 97 Avenue and South of N.W. 146 Street and West of I-

75

NUMBER OF

UNITS:

757 townhouse units

ESTIMATED

STUDENT

POPULATION:

303 students

ELEMENTARY:

164

MIDDLE:

73

SENIOR:

66

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY:

Palm Springs North Elementary - 17615 N.W. 82 Ave *

MIDDLE:

Miami Lakes Middle - 6425 M. Lakeway North

SENIOR HIGH:

Barbara Goleman Senior - 14100 N.W. 89 Ave.

^{*(}School is capped, students attending Lake Stevens Elementary)

APPLICATION NO. 02-34 CORUM HOMES, LLC

Respectfully Submitted,

DIC Executive Council September 4, 2002

Pedro G. Hernandez, P.E. Assistant County Manager

Antonio Bared, Deputy Fire Chief Fire Rescue Department

Jorge S. Rodriquez, P.E., Assistant Director – Water Miami-Dade Water and Sewer Department

Diane O'Quinn Williams, Director Department of Planning and Zoning

Alyce M. Robertson, Assistant Director Department of Environmental Resources Management

Aristides Rivera, P.E., P.L.S., Director Public Works Department

Irma San Roman, Deputy Director Metropolitan Planning Organization Secretariat

AYE

AYE

Wiane all AYE

Ana M. Pahutaxe

_Absent

PETITION OF APPEAL FROM DECISION OF MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY AMOUNT OF FEE 399.00 RECEIPT # 1000003000 DECEIVE JUN 0 4 2002 ZONING HEARINGS SECTION MIAMI-DADE PLANNING AND ZONING DEPT. BY DATE RECEIVED STAMP
This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal" and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must be made to the Department on or before the Deadline Date prescribed for the Appeal.
RE: Hearing No P. H. 02-034 Filed in the name of (Applicant) CORUM HDMES LLC
Name of Appellant, if other than applicant
Application, or part of Application being Appealed (Explanation): ENTIRE APPEALABLE APPLICATION
Appellant (name): CORUM HOMES UC hereby appeals the decision of the Miami-Dade County Community Zoning Appeals Board with reference to the above subject matter, and in accordance with the provisions contained in Chapter 33 of the Code of Miami-Dade County, Florida, hereby makes application to the Board of County Commissioners for review of said decision. The grounds and reasons supporting the reversal of the ruling of the Community Zoning Appeals Board are as follows: (State in brief and concise language) THE DENIAL OF THE APPLICATION WAS NOT BASED ON SUBSTANTIAL
COMPETENT EVIDENCE. THE APPLICANT WILL PROVIDE CERTAIN
ASSURANCES TO ADDRESS CONCERNS RAISED BY THE COMMUNITY
MUNCIL.

APPELLANT MUST SIGN THIS PAGE

Date: 3/5T day of MAY	_, year: <u>2002</u>
Date: 717 day orSigned	d
	Print Name
	Mailing Address
	Phone Fax
REPRESENTATIVE'S AFFIDAVIT	
eling as representative of all	CORUM HOMES LLC
association or other entity, so indicate:	Representing
	Lula Batties
	Signature
	LEILA BATTIES, ESQ.
	Print Name AKERMAN SENTERFIT ONE SE THIRD AVENUE
	Address
	MIANI FL 33131
	City State Zip
	(705) 374-5600
	Telephone Number
	the 31 day of May, year 300
Subscribed and Sworn to before me on t	Lance & Ferwands
	Notary Public
ريم المارمون Bianca E F	Femandez (stamp/seal)
DOK - My Comm	June 25, 2004 Commission expires: UAS/OY
-wn	Commission expires.

APPELLANT'S AFFIDAVIT OF STANDING (must be signed by each Appellant)

STATE OF FURIDA
- MINAMEDADE
Before me the undersigned authority, personally appeared VETVA DATITED, 1950. (Appellant) who was sworn and says that the Appellant has standing to file the attached appeal of a Community Zoning Appeals Board decision.
The Appellant further states that they have standing by virtue of being of record in Community Zoning Appeals Board matter because of the following:
(Check all that apply)
1. Participation at the hearing 2. Original Applicant 3. Written objection, waiver or consent
Appellant further states they understand the meaning of an oath and the penalties for perjury, and that under penalties of perjury, Affiant declares that the facts stated herein are true.
Further Appellant says not.
Witnesses: Defeat Joseph Leila Battles Appellant's signature LEILA BATTIES
KOBERT LOSADA Print Name Print Name
blaura Perusados Signature
Blanca Fernandes Print Name
Sworn to and subscribed before me on the 315 day of, year, year
Appellant is personally know to me or has producedas identification.
Blanca E Fernandez * My Commission CC948697 Expires June 25, 2004 Stamp/Seal
Commission Expires: 665/04

RESOLUTION NO. CZAB5-3-02

WHEREAS, CORUM HOMES, LLC applied for the following:

- (1) GU to PAD
- (2) SPECIAL EXCEPTION to permit site plan approval for proposed residential developments.
- (3) UNUSUAL USE to permit multiple lake excavations.
- (4) UNUSUAL USE to permit an entrance feature.
- (5) NON-USE VARIANCE OF ZONING REGULATIONS requiring section line roads to be 80' in width; to vary same to permit a right-of-way width of 25' (40' required) on the east side of N.W. 97th Avenue.
- (6) NON-USE VARIANCE OF ZONING REGULATIONS to permit common open space of the category 1 requirements to be 27.43% (60% minimum required).
- (7) NON-USE VARIANCE OF ZONING REUGLATIONS to permit private open space of the interior floor area to be 6.19% (60% minimum required).

A plan is on file and may be examined in the Zoning Department entitled "Bellaggio Residential Development," as prepared by Sotolongo Architects, last revised 3/12/02 on SP1-SP7 and 49 sheets dated 12/20/01 and dated stamped received 2/25/02 and landscaping plans by Witkin Design Group, sheets L-1 through L-8, dated last revised 3/13/02 and consisting of a total of 64 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tracts 33 through 38, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION, Plat book 2, Page 17 lying in Section 21, Township 52 South, Range 40 East, LESS 15 ± acres for Interstate 75, right-of-way AND: Tracts 43, 44, 45 and 46, FLORIDA FRUIT LAND'S COMPANY SUBDIVISION, Plat book 2, Page 17, lying in Section 21, Township 52 South, Range 40 East, AND: Portions of Tract 39, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, of Section 21, Township 52 South, Range 40 East, Plat book 2, Page 17, being more particularly described as follows: Begin at the Southwest corner of said Tract 39; thence N2°37'47"W, along the west line of said Tract 39, for 330.2', to the Northwest corner of said Tract 39; thence N89°37'53"E along the north line of said Tract 39, for 319.94', to a point on the W/ly right-of-way line of Interstate 75, said point also being on a circular curve, said curve being concave to the Southeast and having a radius of 1,315.92'; thence SW/ly along the arc of said curve and along said W/ly right-of-way line of Interstate 75, through a central angle of 11°3'51", for an arc distance of 254.11'; thence N77°18'30"W, along said W/ly right-of-way line of Interstate 75 for 130.38'; thence S11°23'7"W along said W/ly right-of-way line of Interstate 75 for 121.43', to a point on the south line of said Tract 39; thence S89°38'6"W, along said south line of Tract 39, for 74.4', to the Point of beginning.

LOCATION: South of N.W. 146 Street & between N.W. 97 Avenue & I-75, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals
Board 5 was advertised and held, as required by law, and all interested parties concerned in
the matter were given an opportunity to be heard, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to PAD (Item# 1) would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and that the requested special exception (Item# 2), unusual use (Items # 3 & 4), non-use variances (Items # 5, 6, & 7) would not be compatible with the area and its development and would not be in harmony with the general purpose and intent of the regulations and would not conform with the requirements and intent of the Zoning Procedure Ordinance, and that the requested special exception (Item # 2) would have an adverse impact upon the public interest and should be denied without prejudice.

WHEREAS, a motion to deny items# 1-7 was offered by Paul Odell, seconded by Stuart C. Arguello, and upon a poll of the members present the vote was as follows:

Stuart C Arquello	aye	Archie E. McKay	aye
Jorge I. Bonsenor	absent	Paul Odell	aye
Enrique Gonzalez	absent	Robert P. Serrano	nay

Gustavo Exposto nay

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community

Zoning Appeals Board 5, that the requested district boundary change to PAD (Item# 1)

be and the same is hereby denied without prejudice.

BE IT FURTHER RESOLVED that the requested special exception (Item# 2), unusual use (Items # 3 & 4), non-use variances (Items # 5, 6, & 7) be and the same are hereby denied without prejudice.

21-52-40/02-34 Page No. 2 CZAB5-3-02 36

The Director is hereby authorized to make the necessary changes and notations upon the maps and records of the Miami-Dade County Department of Planning and Zoning.

PASSED AND ADOPTED this 30th day of May, 2002.

Hearing No. 02-4-CZ5-1 ej

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Barbara Thompson, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 5, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB5-3-02 adopted by said Community Zoning Appeals Board at its meeting held on the 30th day of May, 2002.

IN WITNESS WHEREOF, I have hereunto set my hand on this 4th day of May, 2002.

Earl Jones, Deputy Clerk (3230)

Miami-Dade County Department of Planning and Zoning

SEAL



DISCLOSURE OF INTEREST

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: Where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

CORUM H	OMES,	LLC
---------	-------	-----

	Percentage of Stock
NAME, ADDRESS AND OFFICE	
Alejando Capo, President	9%
Rafael Reyes, Vice President & Beatriz Reyes	17%
Rafael Reves, vice President & Selection Miranda	17%
Daniel Miranda, Secretary & Cristina Miranda	29%
Rigoberto Marrero	
Catherine Capo	9%
	9%
Arthur & Cristina Capo	5%
Ana Barbara	
Gerardo Capo III	5%

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: Where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUST NAME	
NAME AND ADDRESS	Percentage of Stock

volve additional parties, list air individuals or officers, if a
-
ntracts for purchase subsequent to the date of the application, pplemental disclosure of interest shall be filed. Perest in this application to the best of my knowledge and belief.
Signature:
(Applicant)
OFFICIAL NOTARY SEAL MIRIAM DURAN NOTARY PUBLIC STATE OF FLORIDA COMMISSION NO. CC806043 MY COMMISSION EXP. MAR. 1,2003

*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country; or of any entity, the ownership interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.

CORUM HOMES MIAMI-DADE COUNT, FLORIDA

DEVELO

RAN.

PROCESS BY M.P.

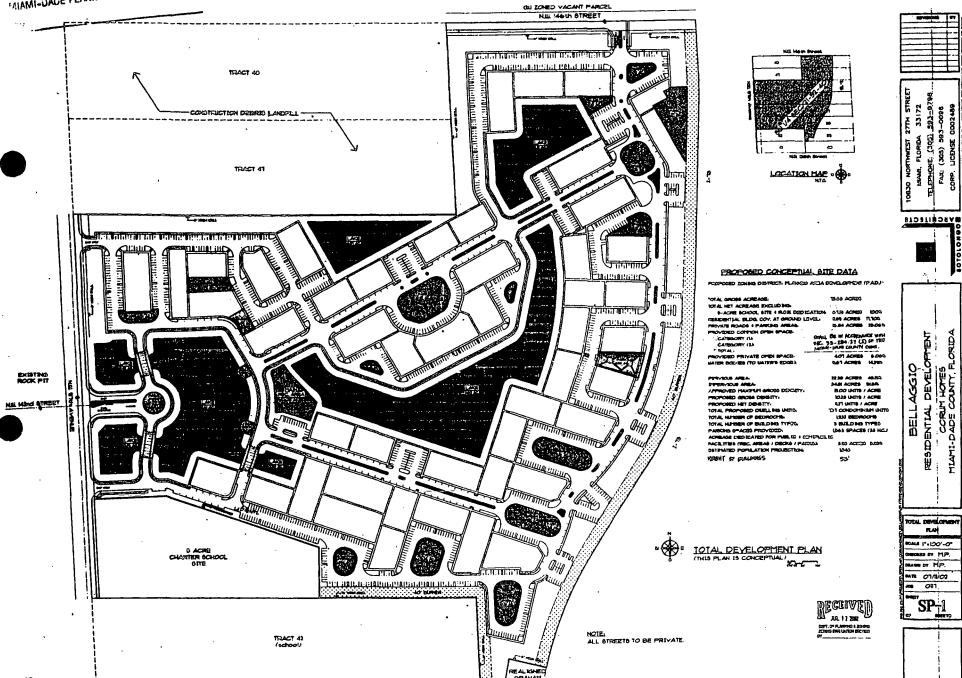
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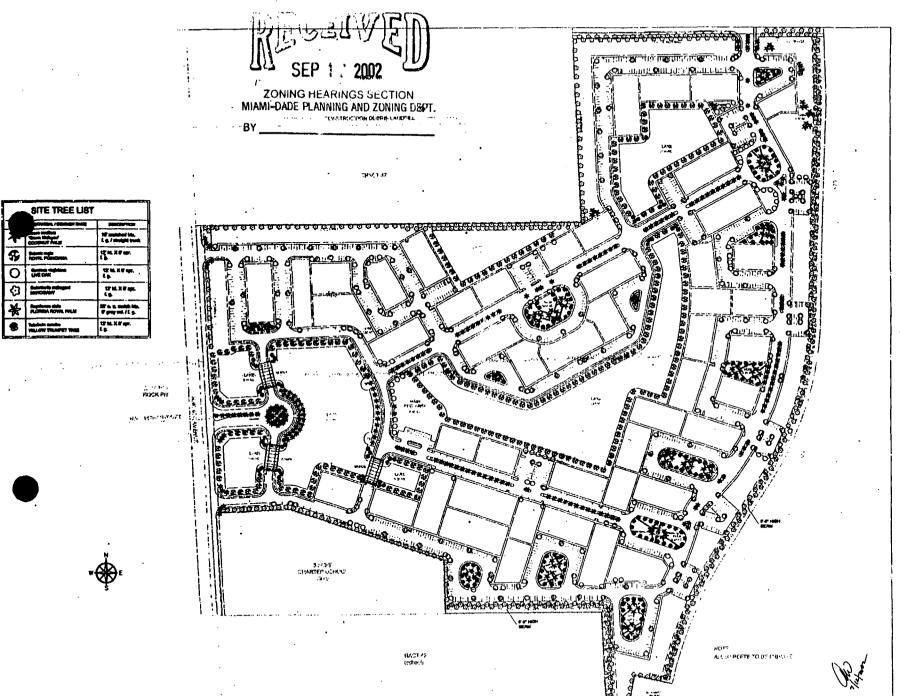
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ZON:NG HEARINGS SECTION
FAIAMI-DADE PLANNING AND ZONING DEPT.



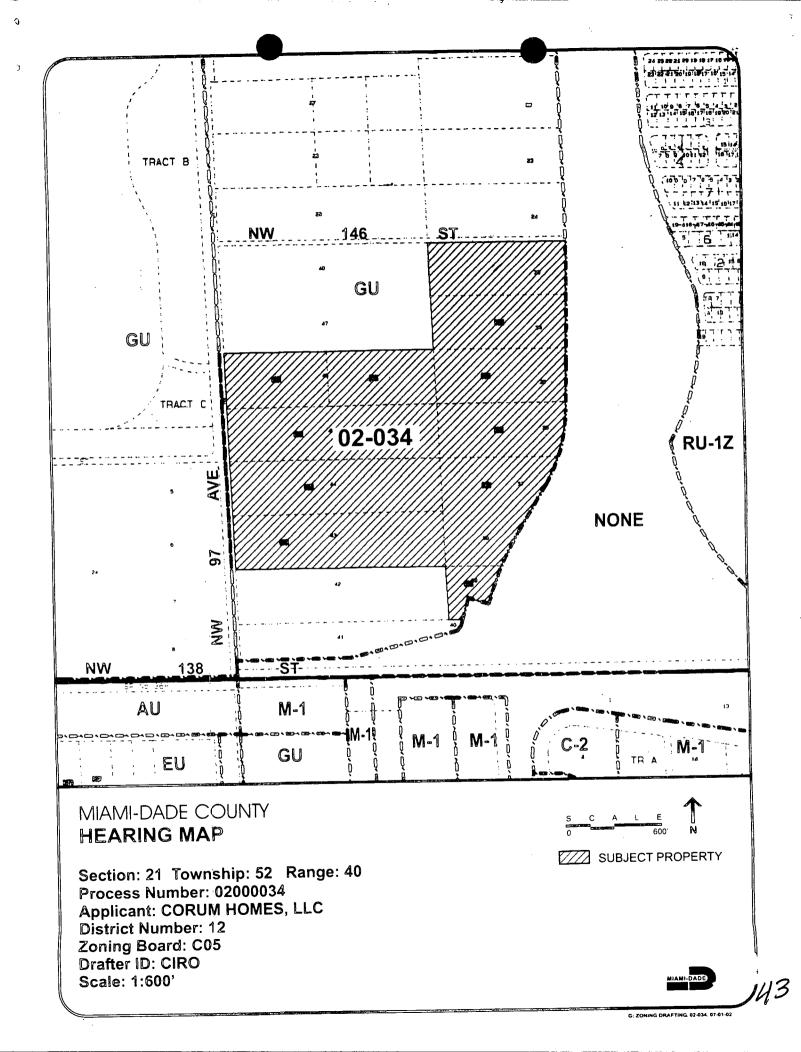


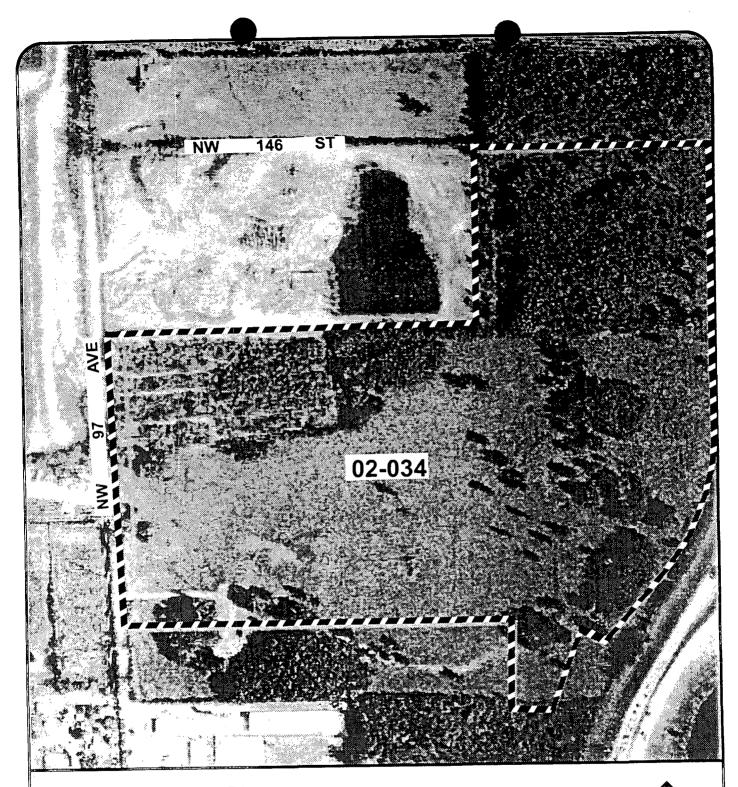












MIAMI-DADE COUNTY AERIAL

Section: 21 Township: 52 Range: 40

Process Number: 02000034 Applicant: CORUM HOMES, LLC

District Number: 12 Zoning Board: C05 Drafter ID: CIRO Scale: NTS

MIAMI-DADE

SUBJECT PROPERTY

A. CORUM HOMES, LLC (Applicant)

02-4-CZ5-1 (02-34) BCC Hearing Date: 7/25/02

Property Own	ner (if different from appl	licant) <u>Same.</u>		
Is there an or zoning reque	otion to purchase □ / st? Yes □ No ☑	lease ☐ the property predica	ted on the app	oroval of the
Disclosure of	interest form attached?	Yes ☑ No □		
	<u>Previous Zo</u>	ning Hearings on the Proper	<u>ty:</u>	
<u>Year</u>	<u>Applicant</u>	Request	Board	Decision
				NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

TEAM METRO NORTHWEST OFFICE

ENFORCEMENT HISTORY

CORUM HOMES, LLC	SOUTH OF NW 146 STREET AND BETWEEN NW 97 AVENUE AND I-75, MIAMI-DADE COUNTY, FLORIDA		
APPLICANT	ADDRESS		
7/25/2002 DATE	02-34 HEARING NUMBER		

CURRENT ENFORCEMENT HISTORY:

NO CURRENT ENFORCEMENT ACTION.

MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD - AREA 5 MOTION SLIP

Applicant Name: CORUM HOMES, LLC	•
Representative: Alan Kirschner	Objectors: None
Hearing No. 02-4-CZ5-1 (02-34)	Hearing Date: April 18, 2002
Resolution No. CZ	AB502
Motion: Per Department	Standard Conditions:
Per DIC	Deferred to: May 30th, 2002
Approved as Requested	Withdrawal
Denied Without Prejudice	
Denied With Prejudice	
Other:	
Revised plans accepted? YES	
Covenant accepted? YES	
	Yes No Absent
Stuart C. Arguello	Tes No Absolu
Jorge I. Bonsenor	7
Enrique Gonzalez	7
Archie E. McKay Jr.	7
Paul Odell	
Roberto P. Serrano	7
Gustavo Exposito	7
VOTE: _ TO _	County Attorney: John McIhnis

#Z-

DATE: 7/11/2002

APPLICANT: 3. CORUM HOMES, LLC (02-4-CZ5-1/02-34)

MOTION: to defer the application to July 25, 2002.

ROLL CALL	M/S	YES	NO	ABSENT
Barreiro				X
Cancio	M	X		
Carey-Shuler				X
Ferguson				X
Martinez				X
Morales	S	X		
Moss		X		
Rolle		X		
Seijas				X
Sorenson		x		
Sosa				X
Souto				X
Chair Margolis		X		
TOTAL	•	6		7

HEARING NO. 02-4-CZ5-1 (02-34)

APPLICANT: CORUM HOMES LLC

CORUM HOMES LLC is appealing the decision of COMMUNITY ZONING APPEALS BOARD #5 which denied the following:

- (1) GU to PAD
- (2) SPECIAL EXCEPTION to permit site plan approval for proposed residential developments.
- (3) UNUSUAL USE to permit multiple lake excavations.
- (4) UNUSUAL USE to permit an entrance feature.
- (5) NON-USE VARIANCE OF ZONING REGULATIONS requiring section line roads to be 80' in width; to vary same to permit a right-of-way width of 25' (40' required) on the east side of N.W. 97th Avenue.
- (6) NON-USE VARIANCE OF ZONING REGULATIONS to permit common open space of the category 1 requirements to be 27.43% (60% minimum required).
- (7) NON-USE VARIANCE OF ZONING REUGLATIONS to permit private open space of the interior floor area to be 6.19% (60% minimum required).

A plan is on file and may be examined in the Zoning Department entitled "Bellaggio Residential Development," as prepared by Sotolongo Architects, last revised 3/12/02 on SP1-SP7 and 49 sheets dated 12/20/01 and dated stamped received 2/25/02 and landscaping plans by Witkin Design Group, sheets L-1 through L-8, dated last revised 3/13/02 and consisting of a total of 64 sheets. Plans may be modified at public hearing.

Tracts 33 through 38, FLORIDA FRUIT LANDS COMPANY'S SUBJECT PROPERTY: SUBDIVISION, Plat book 2, Page 17 lying in Section 21, Township 52 South, Range 40 East, LESS 15± acres for Interstate 75, right-of-way AND: Tracts 43, 44, 45 and 46, FLORIDA FRUIT LAND'S COMPANY SUBDIVISION, Plat book 2, Page 17, lying in Section 21, Township 52 South, Range 40 East, AND: Portions of Tract 39, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, of Section 21, Township 52 South, Range 40 East, Plat book 2, Page 17, being more particularly described as follows: Begin at the Southwest corner of said Tract 39; thence N2°37'47"W, along the west line of said Tract 39, for 330.2', to the Northwest corner of said Tract 39; thence N89°37'53"E along the north line of said Tract 39, for 319.94', to a point on the W/ly right-of-way line of Interstate 75, said point also being on a circular curve, said curve being concave to the Southeast and having a radius of 1,315.92"; thence SW/ly along the arc of said curve and along said W/ly right-of-way line of Interstate 75, through a central angle of 11°3'51", for an arc distance of 254.11'; thence N77°18'30"W, along said W/ly right-of-way line of Interstate 75 for 130.38'; thence S11°23'7"W along said W/ly right-of-way line of Interstate 75 for 121.43', to a point on the south line of said Tract 39; thence S89°38'6"W, along said south line of Tract 39, for 74.4', to the Point of beginning.

LOCATION: South of N.W. 146 Street & between N.W. 97 Avenue & I-75, Miami-Dade County, Florida.

SIZE OF PROPERTY: 73.63 Acres

GU (Interim)

PAD (Planned Area Development)

DEVELOPMENTAL IMPACT COMMITTEE RECOMMENDATION TO BOARD OF COUNTY COMMISSIONERS

APPLICANT: Corum Homes, LLC PH: Z02-034 (02-4-CZ5-1)

SECTION: 21-52-40 **DATE:** July 11, 2002

COMMISSION DISTRICT: 12 ITEM NO.: 3

A. INTRODUCTION

o REQUESTS:

- (1) GU to PAD
- (2) SPECIAL EXCEPTION to permit site plan approval for proposed residential developments.
- (3) UNUSUAL USE to permit lake excavations.
- (4) UNUSUAL USE to permit an entrance feature.
- (5) NON-USE VARIANCE OF ZONING REGULATIONS requiring section line roads to be 80' in width; to vary same to permit a right-of-way width of 25' (40' required) on the east side of N.W. 97 Avenue.
- (6) NON-USE VARIANCE OF ZONING REGULATIONS to permit common open space of the category 1 requirements to be 27.43% (60% minimum required).
- (7) NON-USE VARIANCE OF ZONING REGULATIONS to permit private open space of the interior floor area to be 6.19% (60% minimum required).

A plan is on file and may be examined in the Department of Planning and Zoning entitled, "Bellaggio Residential Development," as prepared by Sotolongo Architects and landscaping plans by Witkin Design Group, sheets L-1 through L-8 dated last revised 2/20/02 consisting of a total of 64 sheets. Plans may be modified at public hearing.

o SUMMARY OF REQUESTS:

The applicant is requesting a zone change from GU, Interim District, to PAD, Planned Area Development District, and a special exception to permit site plan approval for a proposed 837 multi-family residential unit development. In addition, the applicant is seeking an unusual use to permit multiple lake excavations and an entrance feature, as well as a non-use variance to permit a right of way dedication of 25 feet on the east side of NW 97 Avenue, where 40 feet is required. The applicant is also seeking non-use variances to permit less

common open space of the category 1 requirements and less private open space of the interior floor area than is required.

LOCATION: South of NW 146 Street and between NW 97 Avenue and I-75, Miami-Dade County, Florida.

o **SIZE**: 73.63 acres

0 IMPACT:

The proposed residential development will provide additional housing to the community, but will bring an increase in traffic and noise into the area and will impact schools and public services.

B. ZONING HEARINGS HISTORY: None

C. NEIGHBORHOOD CHARACTERISTICS:

EXISTING ZONING

EXISTING LAND USE PLAN DESIGNATION

Subject Property:

GU, vacant property

Low-medium density residential, 5 to 13

units per gross acre

Surrounding Properties:

NORTH:

GU. construction debris

Landfill and vacant

property

Low-medium density residential, 5 to 13

units per gross acre

SOUTH:

GU and Interstate 75,

school

Low-medium density residential, 5 to 13

units per gross acre

EAST:

Interstate 75

Interstate 75

WEST:

GU, vacant

property

Estate density residential 1 to 2.5

dwelling units per gross acre with (DI-1) one density increase with urban design

and business and office

and business and office

The subject parcel is located west of Interstate 75 and north of the City of Hialeah. This area was once characterized with small five acre or plus clean fill dumps. In the 1990's the area was redesignated for residential use, albeit estate density, 1 to 2.5 units per gross acre. Subsequently, the linear strip of land located between NW 138 Street and NW 170 Street and between NW 97 Avenue and the I-75, in which the subject parcel exists was redesignated to residential low to medium density, 5 to 13

Corum Homes, LLC Z02-034 Page 3

units per gross acre. The parent parcel, which is a wedge of land located between the I-75 and estate density designated land to the west remains unimproved.

D. SITE AND BUILDINGS:

Site Plan Review:

Scale/Utilization of Site: Acceptable
Location of Buildings: Acceptable

Compatibility: Acceptable Landscape Treatment: Acceptable

Open Space:

Buffering:
Acceptable
Acceptable
Acceptable

Parking Layout/Circulation: Acceptable Visibility/Visual Screening: Acceptable

Energy Considerations: N/A Roof Installations: N/A

Service Areas: Acceptable

Signage: N/A

Urban Design: Acceptable

E. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for district boundary changes taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

The Board shall hear an application for and grant or deny **special exceptions**; that is, those exceptions permitted by regulations only upon approval after public hearing, new uses and **unusual uses** which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which

are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.

Upon appeal or direct application in specific cases, the Board shall hear and grant applications for **non-use variances** from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.

F. NEIGHBORHOOD SERVICES:

DERM
Public Works
Parks
No objection
MDTA
Fire Rescue
Police
No objection
No objection
No objection
No objection
No objection

Schools 337 students based on 843 units

Planning & Zoning No objection

G. RECOMMENDATION:

Approval of request #1 subject to the Board's acceptance of the proffered recordable agreement which among other things provides that development of the subject site be substantially in accordance with the submitted site plan; that the maximum number of dwelling units on the property be 837; and that development of the property is projected to commence in May 2003 and build-out in May 2007. Said agreement also provides additional quantitative data regarding number of bedrooms, building coverage, open space, residential density, nonresidential construction, private roads and private areas, and population projection.

Approval with conditions of requests # 2 through #4, #6 and #7; and denial without prejudice of request #5 unless withdrawn by the applicant.

The DIC Executive Council believes that the proposed site plan provides adequate open space, amenities, common areas, and landscaping. In addition, the site plan has been designed to include urban design principles. The Council is of the opinion that the proposed zone change will be in keeping with the Comprehensive Development Master Plan (CDMP) residential designation for the subject parcel. When taking into consideration the reasonableness of the applied for rezoning and special exception in relation to the present and future development of the area, the Executive Council finds

that the zone change request will permit a residential development which is **consistent** with the CDMP, and will not be contrary to the public interest. The Council also finds that the proposed development will also be **compatible** with the surrounding area and would not be contrary to the public interest. The Executive Council has no objections to the variance of private open space and common open since it is compensated by the additional indoor living space to accommodate the residents and the proposed amenities. The Executive Council also notes that the applicant will provide the required 40 feet of dedication for the east side of NW 97 Avenue, therefore request #5 to permit a right-of-way width of 25 feet on the east side of NW 97 Avenue is no longer necessary and should be denied without prejudice unless withdrawn by the applicant.

PROJECT DESCRIPTION

The applicant, Corum Homes, LLC is requesting a zone change from GU, Interim District, to PAD, Planned Area Development District, and a special exception to permit site plan approval for a proposed 837 multifamily residential unit development. In addition, the applicant is seeking an unusual use to permit multiple lake excavations and an entrance feature and a non-use variance to permit less dedication for a section line right-of-way than is required. The applicant is also seeking non-use variances to permit less common open space and less private open space than is required. The subject property consists of approximately 73.63 acres and is located south of NW 146 Street and between NW 97 Avenue and Interstate 75. The property is currently undeveloped and is surrounded by a school to the south, a construction debris landfill and vacant land to the north, Interstate 75 on the east and vacant property to the west.

The applicant proposes three building types consisting of two-story townhouses and two-The building elevations are fitted with Mediterranean-style story apartments. architectural elements such as barrel roof tiles, entrance courts, porches and shutters on windows. A large number of the buildings are arranged along six organically shaped lakes. Three of the lakes are intentionally placed adjacent to NW 97 Avenue to become an integral part of the entrance into the development. These lakes are integrated with a large fountain and landscaped median and are connected to pedestrian paths and bridges that will lead residents and visitors into the residential community. boulevards are placed on an axis with the three lakes. Said streets afford uninterrupted views of some of the community's architecture, squares and pedestrian scaled streets from the main entrance off NW 97 Avenue to the east portion of the site. These two boulevards form the organizational element for the whole development as they directly affect the placement of the remaining streets and public open space proposed for the residential community. Three additional lakes are sited interior to the subject parcel. These are designed as thin linear elements that meander through the interior of the development. Buildings are placed close to the lakes to take advantage of the vistas afforded by the water element, but most importantly, the lakes' perimeter has integrated sidewalks to give pedestrians the ability to jog or stroll along the water. Those buildings that do not front on a lake are placed near or in front of squares and plazas that are distributed throughout the site. It is the applicant's intent that all buildings have a view of a water feature or open space or is placed in close proximity to either amenity. Large parking fields are avoided by placing some parking areas in small parking fields tucked on the sides of buildings or by placing parking areas around one of the proposed squares or plazas. The success of the plan derives from the adoption of a number of

urban design principles as demonstrated by the Miami-Dade County Urban Design Manual. The site incorporates an interconnected system of blocks and streets as well as a network of open space that is defined by buildings or the block's edge. The open space locations afford opportunities for the establishment of community focal points. The applicant has introduced a number of focal points by placing greens that terminate street vistas and incorporating buildings and fountains in said areas. The applicant has also provided a network of pedestrian paths that connect the buildings to the surrounding lakes, parking areas and recreation spaces.

COMMENTS AND MAJOR CONCERNS

Ordinance Number 75-47 charges the Developmental Impact Committee (DIC) to address applications with respect to: (I.) conformance with all applicable plans; (II.) environmental impact; (III) impact on the economy; (IV.) impact on essential services; and (V.) impact on public transportation facilities and accessibility.

The following comments address these specific charges with regard to the subject application:

I. CONFORMANCE WITH ALL APPLICABLE PLANS

A. RELEVANCE TO THE COMPREHENSIVE DEVELOPMENT MASTER PLAN APPLICABLE CDMP GOALS, OBJECTIVES AND POLICIES

Land Use Objective 5

Upon the adoption of this plan, all public and private activities regarding the use, development and redevelopment of land and the provision of urban services and infrastructure shall be consistent with the goal, objectives and policies of this Element, with the adopted Population Estimates and Projections, and with the future uses provided by the adopted Land Use Plan (LUP) map and accompanying text titled "Interpretation of the Land Use Plan Map", as balanced with the Goals, Objectives and Policies of all Elements of the Comprehensive Plan.

Land Use Element Goal

Provide the best possible distribution of land use and services to meet the physical, social, cultural, and economic needs of the present and future populations in a timely and efficient manner that will maintain or improve the quality of the natural and man-made environment and amenities, and preserve Miami-Dade County's unique agricultural lands.

Land Use Policy 5B

All development orders authorizing a new land use or development, or redevelopment, or significant expansion of an existing use shall be contingent upon an affirmative finding that the development or use conforms to, and is consistent with the goals, objectives and policies of the CDMP including the adopted LUP map and accompanying "Interpretation of the Land Use Plan

Map". The Director of the Department of Planning and Zoning shall be the principal administrative interpreter of the CDMP.

Land Use Policy 2A

All development orders authorizing new, or significant expansion of existing, urban land uses shall be contingent upon the provision of services at or above the Level of Service (LOS) standards specified in the Capital Improvements Element (CIE).

The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **low-medium density residential**.

This category allows a range in density from a minimum of 5.0 to a maximum of 13 units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments. Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre.

The requested multi-family residential development is **consistent** with the Comprehensive Development Master Plan Land Use map.

DEPARTMENT OF PLANNING AND ZONING DIRECTOR'S EVALUATION

The CDMP designates the subject property for low-medium density residential which permits a maximum density of 13 dwelling units per gross acre. The PAD district density threshold cannot exceed the density permitted by the Master Plan for the subject site. The CDMP would permit a total of 957 units. As such, the proposed PAD district with 837 residential units at a density of 11.37 units per gross acre is consistent with the CDMP. Staff does not object to the requested variance to provide less private and public open space than is required. Staff notes that the six lakes will be used by future residents for outdoor recreation areas. As previously mentioned, the lakes will integrate pedestrian paths to provide the public with additional areas for jogging or strolling. In addition, the numerous squares and small greens provide areas for recreation as well. The PAD zoning district's high open space requirement works well when creating mid-rise to high-rise buildings surrounded by large open spaces. The recent trend in site plan development and urban design has been to create human scaled buildings that front intimate public open space in the form of squares, plazas and small greens. Due to this design trend which spreads the density horizontally rather than vertically as is done with a high rise, the parcel is not able to accommodate large open space areas. Notwithstanding the aforementioned, staff is of the opinion that as planned the site plan provides sufficient open space to meet the recreational needs of the future residents of this community. Staff has no objections to the variance of private open space since it is compensated by the additional indoor living space to accommodate the residents and the proposed amenities. In addition, the applicant will provide the required 40 feet

of dedication for the east side of NW 97 Avenue, therefore request #5 to permit a right-of-way width of 25 feet on the east side of NW 97 Avenue is no longer necessary. The proposed multi-family residential development is consistent with the Master Plan and compatible with the surrounding area and would not be contrary to the public interest. Staff notes that the applicant will be required to submit a recordable agreement and a development schedule as part of the approval of this application in accordance with Section 33-284.26(B) of the Zoning Code. Staff has no objection to this application being approved subject to the stated conditions.

B. MULTI-YEAR CAPITAL IMPROVEMENT PROGRAM

The General Services Administration Department has reviewed this application with respect to its compatibility with the County's current Capital Budget and Multi-Year Capital Plan. This plan is prepared pursuant to state growth management legislation and the Miami-Dade County Code. This application does not conflict with the current plan.

II. ENVIRONMENTAL IMPACT

A. WATER MANAGEMENT

The subject property is located within Basin"B." Cut and fill criteria as well as drainage restrictions are in effect within this basin. Any development on this property shall be required to set aside surface water management areas that shall comply with basin requirements. Development criteria for that basin is based on providing 28.6% of the total land area of the project for surface water management so that the post development stage of the project does not exceed county flood criteria plus 8 inches or elevation + 7.30 ft. N.G.V.D. DERM does not object to the approval of this application subject to compliance with the requirements of the basin and submittal of cut and fill calculations prior to plat approval, site plan approval or prior to issuance of any permit by the County and the South Florida Water Management District.

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-suite retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures. All the stormwater shall be conveyed into the stormwater management areas.

An Individual Environmental Resource Permit from the South Florida Water Management District (SFWMD) shall be required for the construction and operation of the required surface water management system. The applicant is advised to contact DERM in order to obtain additional information concerning these requirements.

Site grading and development must comply within requirements of Chapter 11C of the Miami-Dade County Code. Any proposed development shall comply with county and federal flood criteria requirements. The proposed development

order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the CDMP subject to compliance with the conditions required by DERM for this proposed development order.

B. SOLID WASTE DISPOSAL

The subject property is located north and east of Security Estates, which is an active lakefill, landfill and mechanical recycling facility (MRF) with complaints on file. Also, the subject property is within a mile of numerous solid waste sites, both active and inactive, which generate heavy truck traffic.

Therefore, DERM offers the following recommendations:

- Groundwater at the subject site may be contaminated. Therefore, groundwater assessment is recommended. Further, stormwater may not be discharged into contaminated groundwater and contaminated groundwater should not be used for irrigation. Proper control of contaminated groundwater is also recommended during activities such as excavating or dewatering (including proper worker safety precautions to prevent exposure).
- 2. Methane gas can migrate from solid waste areas to adjacent sites, presenting both an explosive hazard and a health hazard. Therefore, assessment for methane gas is recommended.
- 3. If solid waste is found during excavation, DERM must be notified, and any excavated materials must be disposed of properly and backfilling must be with clean fill.

C. TREE PRESERVATION

Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

D. WETLANDS

The subject property is located in the East Turnpike Wetlands Basin in an area that is generally considered to be jurisdictional wetlands because it is underlain by depression hydric soils. Therefore, the applicant will be required to obtain a Class IV Wetland Permit for any work on the jurisdictional wetlands as defined by Chapter 24-3 of the Code of Miami-Dade County, Florida, unless:

1. The subject property was reviewed by the Miami-Dade County Developmental Impact Committee (DIC) and received an approved development order as a result of that process prior to July 1, 1994, or

- 2. A valid dredge and fill permit or surface water management permit was issued by the U.S. Army Corps of Engineers, the State of Florida Department of Environmental Protection (or the former Florida Department of Environmental Regulation) or the South Florida Water Management District for work on the subject property prior to July 1, 1994, or
- 3. A statement has been issued or will be issued by the Florida Department of Environmental Protection (or the former Florida Department of Environmental Regulation) declaring that the subject property is non-jurisdictional. The owner of the subject property must have had a petition pending for this statement prior to July 1, 1994.

The applicant, Corum Homes, LLC (FW00—52), put in an application for a Class IV Permit on September 6, 2001 and is still currently in the application process.

The applicant is advised that permits from the U.S. Army Corps of Engineers (305-526-7181), the State of Florida Department of Environmental Protection (561-681-6600), and the South Florida Water Management District (1-800-432-2045) may be required for the proposed project. It is the responsibility of the applicant to contact these agencies for their permit requirements.

E. AIR QUALITY PRESERVATION

DERM staff from the Air Quality Management Division has reviewed the available information, and does not anticipate that this project will adversely impact the local air quality.

III. IMPACT ON THE ECONOMY

It is estimated that for a total of 837 multifamily residential units sold at \$120,000.00 per unit, the operating revenue and cost to Miami-Dade County and the School Board will be as follows:

	County	School Board	Combined
Total Revenues	\$3,456,397.	\$1,631,677.	\$5,088,074.
Total Costs	2,867,058.	1,255,299.	4,122,357.
Net Fiscal Impact	\$ 589,339.	\$ 376,378.	\$ 965,717.

The net fiscal impact of this proposal is estimated to provide a positive operating revenue to Miami-Dade County of \$589,339.00 and a net surplus of \$376,378.00 to the School Board, for a combined total for both jurisdictions of \$965,717.00.

IV. IMPACT ON ESSENTIAL GOVERNMENTAL SERVICES

A. POTABLE WATER SUPPLY

The subject property is located within the franchised water service area of the Miami-Dade Water and Sewer Department (MDWASD). The closest public water main is a 16-inch main from the City of Hialeah. Connection of the proposed development to the public water supply system shall be required. The applicant has already entered into an agreement with the MDWASD which will connect to an existing 12" water main at NW 146 Terrace east of I-75 and will extend a new 16" water main to the west of I-75. The applicant will connect from here and extend west along NW 146 Street a new 16" water main to the northwest corner of the subject property. The applicant will also extend a new 20" water main along NW 97 Avenue fronting the property. Any proposed water main extension inside the subject property should be 12" and 8" minimum with two points of connection. The estimated demand for this project is 210,750 gallons per day (gpd). This figure does not include irrigation demands.

The source of water for these mains is MDWASD's Hialeah Preston Water Treatment Plant, which has adequate capacity to meet projected demands from this project. The plant is presently producing water, which meets Federal, State and County drinking water standards.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding that adequate system capacity is available for this project, DERM will require that water conserving plumbing fixtures be installed in accordance with the requirements of the South Florida Building Code in order to use more efficiently the southeast Florida water resources.

It is recommended that the landscaping conform with xeriscape concepts. Included in these concepts are use of drought tolerant plants, reduced use of turf grass, together with efficient irrigation system design. Details of xeriscape concepts are set forth in the "Xeriscape Plant Guide II" from the South Florida Water Management District (SFWMD).

B. SEWER SERVICE

The property is located within MDWASD's franchised sewer service area. The closest public sanitary sewer is a 24-inch force main located along NW 97 Avenue, approximately ½ mile south of the subject property. This force main system directs the flow to the North District Treatment Plant. Connection of the proposed development to the public sanitary sewer shall be required. MDWASD will connect to an existing 24" force main at NW 97 Avenue and NW 130 Street and will extend north along NW 97 Avenue a new 36" force main to the northwest corner of the school's property (north of NW 138 Street) from which the applicant will connect and extend north along NW 97 Avenue a new 36" force main to the corner of the subject property. The applicant will install a regional pump station and will connect to the proposed 36" force main along NW 97 Avenue with an 8" force main minimum. Any proposed sewer main extension inside the developer's property shall be 10" and 8" minimum.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission and treatment system is available at the point in time when the project will be contributing sewage to the system or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Sewage treatment and disposal for the area is provided by MDWASD's regional wastewater treatment and disposal facilities. These facilities have limited available capacity; consequently, approval of development orders which will generate additional wastewater flows are being evaluated by DERM on a case-by-case basis. Approvals are only granted if the application for any proposed development order is certified by DERM so as to be in compliance with the provisions and requirements of the settlement agreement between Miami-Dade County and the State of Florida Department of Environmental Protection, and also with the provisions of the Environmental Protection Agency Consent Decree.

Existing public water and public sanitary sewer facilities and services meet the Level of Service standards set forth in the Comprehensive Development Master Plan. Furthermore, the proposed development, if approved, will not result in a reduction of the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Concurrency Review Summary

DERM has conducted a concurrency review for this application and has determined that the same meets all applicable LOS standards as specified in the adopted CDMP for potable water supply, wastewater disposal and flood

protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written consent to that effect as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

C. POLICE

Regarding actual construction when development occurs, the following applicable guidelines are provided to address public safety issues:

- 1. The development should comply with requirements of the Code of Miami-Dade County, with special attention given to the following:
 - a. Chapter 8C, Intrusion and Burglary Security.
 - b. Section 28-15(b)(3) and 28-15(g), Required improvements.
 - c. Section 33-139, Names and numbers to comply with article; authority of Department of Planning and Zoning.
 - d. Section 33-147, Numbering buildings.
 - e. Section 33-149, Duty of owners of buildings.
- 2. Each building and residence should have address numbers conspicuously mounted, which are not less than three inches in height and easily observable from the roadway.
- 3. A lighted directory should be erected near each point of entry and at other appropriate locations within the development for rapid location of buildings and residences by responding emergency vehicles.
- 4. Shrubbery and landscaping at all driveways and intersections should be sufficiently set back to permit vehicle operators an unobstructed view of other traffic and pedestrians.

- 5. Landscaping and lighting should be maintained so that address numbers are never allowed to become obscured.
- 6. Any unmanned, card accessible, security entrance gate should have a coded lock-box feature for emergency access by police and fire-rescue vehicles.
- 7. Stairwells should have access controlled to restrict movements of persons contemplating criminal activity
- 8. Adequate lighting, closed circuit television, and security officers in vehicle parking areas can discourage criminal activity.
- 9. Designation of areas within the development to be kept free of parked motor vehicles in order to facilitate access to buildings by emergency vehicles (fire lanes) is accomplished by application of the owner or lessor of the development pursuant to Miami-Dade County Ordinance 30-388, Creation of Emergency Vehicle Zones. Only those developments with zones so designated are authorized to have police enforcement.
- 10. The U.S. Department of Housing and Urban Development recommends five to ten foot-candles of light for heavily used spaces; e.g., paths, entries, and parking areas. Outdoor lighting can be one of the most effective deterrents against crime. Properly used, it discourages criminal activity and reduces fear.
- 11. Effective January 1, 2001, all burglar alarm systems shall require annual registration with the Miami-Dade Police Department by the <u>user</u>. This includes all systems even if they are not monitored by an alarm company. Locations that have more than one alarm system require separate registration for each system. Information brochures are available at all MDPD district stations.

Additional Comments

Police services are currently provided by the Miami-Dade Police Miami Lakes Station (Police District 1) located at Miami Lakes Drive East. During the month of November 2001, based upon a district-wide statistical analysis, the average emergency response time was 5.9 minutes (includes dispatch time and travel). Station personnel answered 4,071 calls for police service and operated with 148 sworn officers, to deliver police service to an area of 245.8 square miles with a population of 85,824.

D. FIRE

Service Impact/Demand

1. Based on development information, this project is expected to generate approximately 143 fire and rescue alarms annually. However, because of the large number of rental units, this project may generate a higher than expected number of alarms.

- 2. A suspected fire within this project would be designated as a building dispatch assignment. Such an assignment requires 3 suppression or engines, telesqurts or tankers, 1 aerial, 1 rescue and an accompanying command vehicle. This assignment requires 20 firefighters and officers.
- 3. The desired response time to such project is 4 minutes for the first-in unit.
- 4. Required fire flow for this project is 2000 gpm with hydrant spacing no further than every 300 feet. Proper main extensions can be provided by MDWASD. Generally, for this type of development, up to 8-12 inch mains are required.

The Fire Rescue Department's Water and Engineering Bureau makes final determination regarding exact size and looping of water mains, and the number and placement of hydrants.

5. Fire Rescue impact fees fund primary and supportive facility and equipment needs generated by additional impact. The project's proportionate share of impact fees will be assessed at time of building permit.

EXISTING SERVICES

1. The stations responding to a fire alarm will be:

Station	<u>Address</u>	<u>Equipment</u>	Staff	Response Time
1	16699 NW 67 Avenue	Engine, Rescue	7	6 - 8 mins.
28	10350 NW 87 Avenue	Rescue, Squrt	3	6 - 8 mins.
46	10200 NW 116 Way	Tactical Rescue Squrt	4	6 - 8 mins.
44	7700 NW 186 Street	Advanced Life Support Engine	4	8 - 10 mins.
26	3190 NW 119 Street	Rescue, Advanced Life Support Aerial	e 7	20 mins.

2. The following units show a potential unavailability rate in excess of 20% during peak call hours for the previous calendar year:

<u>Unit</u>	Potential Unavailability During Peak Hours
Rescue 1	25.69%

3. Increased response times may result because of congestion on the following roadways:

Lack of connection on NW 154 Street

PLANNED SERVICE EXPANSION

The following stations are planned in the vicinity of this project:

Station	Address	Est. Completion Date	Response Time	Cost
Gratigny	NW 138 Street & I-75	2005	2 - 4 mins.	\$1.8 million
Miami Lakes North	NW 186 Street & I-75	2007	4 - 6 mins.	\$1.8 million

Funding source is primarily fire rescue impact fees.

SITE REQUIREMENTS

The following site requirements pertain to the site plan submitted as part of this review. All site plans and gates (including future submissions and changes) must be reviewed and approved by the Fire Rescue Department's Water and Engineering Bureau, 111 NW 1 Street, 13th Floor, 305-375-2771, prior to Executive Council Hearing.

- 1. Compliance with Ordinance 83-23 giving Police jurisdiction to issue citations for parking along frontage of all commercial development.
- 2. Emergency vehicle parking area is to be located in close proximity to the main entrances. Said area to be identified, per S.F.F.P.C.
- 3. Fire Department vehicle access is to be provided to as many sides of the structure as practical or as necessitated by the design of the structure and location of internal fire protection connector.
- 4. Fire access lanes must be capable of supporting 35 tons surfaced with solid pavement, natural or concrete stones or with grass turf reinforced by concrete grids or stabilized subgrade construction which meet the standards of the Miami-Dade County Public Works Department. Such construction must be certified by a registered professional engineer of the State of Florida. Access lanes are to be a minimum of 20 feet wide with a vertical clearance of 14 feet. Landscaping along these lanes must be approved and conform to landscaping plans.
- 5. Curb cuts for fire access lanes marked "Fire Lanes" in such a manner as to be easily visible from the road and clearly delineated with informational signs of not less than two square feet at each parcel. Parking on fire access lanes is to be prohibited.
- 6. Minimum fifty-eight foot outside turning clearance and minimum 36 foot inside turning clearance radii.
- 7. All slopes in the project must be able to accommodate our largest aerial truck. This truck has the dimensions and angle requirements shown below:

Corum Homes, LLC Z02-034 Page 17

Overall length:

46 feet, 10 inches

Bumper-to-bumper length:

32 feet

Wheelbase length:

256 inches

Angle of approach:

11 degrees maximum

Brake-over angle:

7 degrees maximum

Angle of departure:

8 degrees maximum

- 8. Aerial apparatus set-up sites at the corner of each building over three stories and at the center of buildings in excess of 125 feet in length.
- 9. Set-up sites no closer than 10 feet or further than 30 feet from any building and at least 21 feet wide and 36 feet long with a cross slope of less than 5 percent. Construction of the set-up sites will consist of a stabilized subgrade, which meets the standards of the Miami-Dade County Public Works Department, and "Grass Pavers" or an equally acceptable product as determined by the authority having jurisdiction. Set-up sites must be capable of withstanding any point forces resulting from out riggers.
- 10. Maintenance of fire lanes provided by the owner.
- 11. Fire sprinkler system in accordance with S.F.B.C., South Florida Fire Prevention Code and adapted NFPA Codes.
 - All fire main installation beyond backflow preventor detector check valve are to be done by a State Certified Fire Protection Contractor.
 - "P.I.V." and "F.D.C." shall be located not less than 40 ft. from building. b. "Backflow Preventor" shall be located upstream from "P.I.V."
 - "F.D.C." must be placed within 150 feet from a fire hydrant. C.
- 12. An identification system located at each entrance of the complex consisting of a framed lighted map of the development showing all structures and streets at adequate scale.
- 13. Lighted signs for identification on all structures within the development. Sign letters and numbers shall be 6" on front of building and 4" on the rear.
- 14. Limit dead ends to 200 feet and locate "Dead End" signs at the entrance of each area. In a fully sprinklered building, dead ends may 300'.
- 15. Minimum 15' gate width. Cannot be within turning radius.
- 16. Gated entrances to provide elevator lock box containing switch or lever to activate gate for fire department use.

ADDITIONAL COMMENT

Legend lacks building height.

E. PARKS

Impact and Demand

The 837 multi-family dwelling units will produce a population of 2,054 people, according to current population estimates prepared by the Research Division of the Planning and Zoning Department. This population generates a need for 5.65 acres of local parkland, based on CDMP Open Space Spatial Standards of 2.75 acres per 1,000 population.

Existing Service

The nearest community park is Royal Oaks Park, located at NW 164 Street and 87 Avenue. Though located within the municipality of Miami Lakes, it is open to residents of the unincorporated areas, according to the County Resolution (R-884-01 of July 24, 2001), which transferred the park to the newly created municipality. The nearest public open space that can be considered a neighborhood park is Barbara Goleman Senior High School, located on the opposite side of Interstate 75 from this population. There is an agreement between the County and the School Board that allows a portion of the open space at the school to be used by the public. The nearest district park is Amelia Earhart Park, 515 acres in size, located at 11900 NW 42 Avenue, approximately six miles from this application.

Facilities

Royal Oaks Park is undergoing development. Its plan includes 2 lighted soccer fields, 2 lighted basketball courts, recreation center, open play areas, picnic shelters, tot lot, parking lot, and walkways. Barbara Goleman High School has 2 baseball fields, a track and football field, 4 basketball courts and 4 tennis courts. Amelia Earhart Park is undergoing additional development. Currently it contains a skate park area, a dog park area, open play areas, picnic shelters, lakes, special event area, farm village area, and a beach side swimming area.

Manpower

Amelia Earhart Park has two recreation specialists, two recreation leaders, one account clerk, one landscape foreman, five park attendants, five park service aides, one automotive equipment operator, three security guards, and six additional part-time employees.

Concurrency/Capacity Status

This application is located in Park Benefit District 1, which has a surplus of 563.50 acres of local parkland. Therefore, there is an adequate level of service for this application.

Site Plan Critique and Quality of Life Issues

The site plan shows many plazas, and a pool and recreation building. The Park and Recreation Department recommends that additional facilities be considered for the plaza areas like gazebos and picnic shelters. Larger areas may be suitable for locating a basketball or volleyball court.

F. SCHOOLS

The 843 previously proposed units would be expected to generate a student population of 337 students of which 182 will be elementary school students, 81 will be middle school students and 74 will be senior high school students.

The schools serving the proposed development are Palm Springs North Elementary*, Maimi Lakes Middle, and Barbara Goleman Senior High.

*(School is capped, students are attending Lake Stevens Elementary)

The following population and facility data are as reported by the Miami-Dade County Public Schools Office of Information Technology, as of January 26, 2002:

	Student Population	Permanent Utilization	Utilization Fish Design Capacity	Utilization Permanent Relocatable + Program Capacity
		(1)	(2)	(3)
Palm Springs N. Elem. *includes PLC X and PLC H	2156*	148%*	166%	116%
Miami Lakes Middle	1673	144%	91%	101%
Barbara Goleman Sr.	4548	157%	127%	115%

¹⁾ Ratio of total students to permanent student stations

²⁾ Ratio of total students to permanent and relocatable (portables) student stations

³⁾ Ratio of total students to permanent and relocatable (portables) student stations after programmatic changes

The following information was provided by school site personnel or other data sources in October 2001:

Palm Springs North Elementary

Access to computers:

In each classroom and special

computer labs

Capital Improvements since 1990:

None

Recognition for Academic Achievement:

Governor's A+ Plan

Special Programs:

After school care and Community and

Enrichment classes

Lunch Schedule:

Begins at 10:00 a.m.

Non-instructional space utilized for

instructional purposes:

None

Teachers required to float/travel:

Spanish, Art and Music

Miami Lakes Middle

Access to computers:

In each classroom, special computer

labs and media center

Capital Improvements since 1990:

Classrooms and Auditorium

Recognition for Academic Achievement:

None

Special Programs:

After-school tutoring

Lunch Schedule:

Begins at 11:30 a.m.

Non-instructional space utilized for

instructional purposes:

None

Teachers required to float/travel:

None

Barbara Goleman Senior

Access to computers:

In each classroom, special

computer labs and Media Center

Capital Improvements since 1990:

Non-instructional areas have been

converted for students

Recognition for Academic Achievement:

Governor's A+ Plan

Special Programs:

Community classes

Lunch Schedule:

Begins at 10:45 a.m.

Non-instructional space utilized for

instructional purposes:

Bookrooms, office space and auditorium changing rooms

Teachers required to float/travel:

Bilingual Ed, Art, Math, Science,

and Language Arts

Planned Relief Schools in the Area:

School	<u>Status</u>	Occupancy Date
State School "C"	Construction	Spring 2003
State School "TT"	Design	Spring 2004

According to the M-DCPS Financial Affairs, the average cost for K-12 grade students amounts to \$5,062 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$1,908,374.

Based on the 1994-95 Educational Facilities Impact Fee Study, construction costs for the estimated additional students to be generated by the proposed development are:

Elementary	182	X	\$11,790	=	\$2,145,780
Middle	81	X	12,232	=	\$ 990,792
Senior	74	X	18,619	=	\$1,377,806

Total Potential Capital Cost \$4,514,378

The School Board's estimated capital costs are based upon the actual costs of land acquisition, land development and construction of elementary, middle or senior high school facilities. Such costs do not include furniture, fixtures or equipment, buses or other capital costs.

G. SOLID WASTE MANAGEMENT

The County Solid Waste Management System consists of both County facilities and a private facility under contract as follows: two Class I landfills, (one owned by Waste Management Inc., of Florida), a Class III landfill, a Resources Recovery Facility with related ash monofill and three regional transfer facilities. The Department of Solid Waste Management (DSWM) also maintains contracts for use of private disposal facilities located outside of the County. The DSWM does not assess or adjust capacity projections based on the impacts of individual developments. Instead, the DSWM maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through longterm interlocal agreements or contracts with municipalities ad private waste haulers and anticipated non-committed waste flows. The most recent Concurrency Status Determination issued on September 22, 2000, which is valid for three (3) years, shows sufficient disposal system capacity to meet and exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Department of Planning and Zoning is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

This project falls within the DSWM solid waste service area. The townhouses proposed in this project meet the County Code definition of residential unit. Per the code, residential units located within the proposed project shall, therefore, receive DSWM garbage and trash collection service.

Chapter 15 of the Miami-Dade County Code entitled Solid Waste Management requires the following of commercial and multifamily developments located in unincorporated Miami-Dade County:

Section 15-2 - "every commercial and multifamily residential establishment shall utilize the solid waste collection service of either the proper governmental agency able to provide such services, or that of a licensed solid waste hauler authorized to perform such services by the Director of the Department."

Section 15-2.6 – All occupants of every multifamily residential establishment and every residential unit are required, in accord with the collection program provided at that location, to separate, from all other solid waste collected or received by Miami-Dade County or any other collector, the following materials:

- 1) Newspaper
- 2) Glass
- 3) Aluminum Cans
- 4) Steel Cans
- 5) Plastics

Applicants are strongly advised to incorporate adequate space and facilities in their building plans to accommodate the required recycling program. Requests for approval of modified recycling programs must be made directly to the Department at 305-594-1567.

Section 15-4 - requires that plans for storage and collection of solid waste be adequate before a building permit may be issued. Site plans must address location, accessibility, number and adequacy of solid waste collection and storage facilities. The site plan legend must contain the following statement: "Facilities for the collection and storage of solid waste are shown in accordance with Section 15-4 of the Miami-Dade County Code."

It is required that development associated with this project must ensure that either of the following criteria be present in project design plans and circulation operations to minimize the reversing of waste vehicles, and hence, provide for the safe circulation of service vehicles:

- a. cul-de-sac with a minimum 49 foot turning radius.
- b. "T" shaped turnaround 60 feet long by 10 feet wide.
- c. paved throughway of adequate width (minimum 15 feet).

V. IMPACT ON TRANSPORTATION FACILITIES AND ACCESSIBILITY A. ANTICIPATED TRAFFIC GENERATION AND CONCURRENCY

- Trip Generation
 480 PM peak hour trip ends
- 2. Cardinal distribution

North 10.37% South 43.48% East 43.91% West 2.23%

B. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION

1. Location:

NW 138 Street

2. Description:

No. of lanes

2

Existing right-of-way

Varies

Classified

Collector

Maintenance

FDOT

C. IMPACT ON EXISTING ROADWAYS

Concurrency

NW 87 Avenue south of I-75 has a maximum capacity of LOS "D" of 4150 vehicles during the P.M. Peak Hour. It has a current Peak Hour Period (PHP) of 1810 vehicles and 1865 vehicles have been assigned to this section of road from previously approved Development Orders. NW 87 Avenue with its 3675 PHP and assigned vehicles is at LOS "C". The 5 vehicles generated by this development when combined with 3675 equals 3680 and LOS "C" where the range of LOS "C" is from 3491 to 3910 vehicles.

I-75 west of the Palmetto Expressway has a maximum capacity of LOS "D" of 11140 vehicles during the P.M. Peak Hour. It has a current Peak Hour Period (PHP) of 8065 vehicles and 498 vehicles have been assigned to this section of road from previously approved Development Orders. I-75 with its 8563 PHP and assigned vehicles is at LOS "C". The 205 vehicles generated by this development when combined with 8563 equals 8768 and LOS "C" where the range of LOS "C" is from 6471 to 9230.

D. PROPOSED ARTERIAL IMPROVEMENTS

1. Transportation Improvement Program (0 – 5 years):

NW 138 Street from NW 97 Avenue to NW 107 Avenue 2 to 5 lanes – under study (presently unfunded)

2. Long Range Transportation Improvements (5 – 20 years):

NW 138 Street from NW 97 Avenue to NW 107 Avenue Widen from 2 to 5 lanes (Priority II)

E. ADDITIONAL IMPROVEMENTS REQUIRED FOR THIS DEVELOPMENT

- 1. The applicant will be required to improve NW 97 Avenue with two lanes of a future four-lane divided roadway including pavement, drainage, left-turn storage bays and sidewalk.
- 2. The applicant will be required to improve NW 146 Street with two lanes of a future four-lane roadway including pavement, drainage, left-turn storage bays and sidewalk.

F. SITE PLAN CRITIQUE - Site plan is acceptable

- 1. This land must be platted.
- 2. Public Works permit required for construction in public right-of-way.
- 3. State road permit required for construction in state road right-of-way.
- 4. Circulation:
 - a. Short medians or openings spaced too close may be required to be eliminated or replaced with striping.
 - b. Public sidewalks will be required to continue across private driveways.
 - c. The roundabout will be required to meet the minimum requirements of the FDOT Florida Roundabout Guide. Slitter islands must be used to promote unidirectional operation.
 - d. The typical section for NW 146 Street is not acceptable. It will be required to conform to a Public Works standard detail.
 - e. Sidewalks/pedestrian walkways must be a minimum width of 5 feet and must be a minimum width of 6 feet and include a curb when directly adjacent to the edge of the pavement, including adjacent to parking stalls.

- f. Entrance features are not reviewed and/or approved under this application. It must be submitted to the Plat Committee as an entrance feature application. The present roadway geometry will not meet the minimum requirements for a gate or guardhouse restricted entrance.
- g. A homeowners/property owners association will be required for the maintenance of private drives, common areas, landscaping and walls/fences, etc.
- h. The creation of a special taxing district may be required for the maintenance of the lake(s).
- i. The applicant must contact the Florida Department of Transportation to determine if the District has any special requirements for developments that are adjacent to state roadways. Reviews of the application will not proceed until the Public Works Department receives notice from FDOT indicting that they have no requirements of the applicant.

This application meets the criteria for traffic concurrency for an Initial Development Order. No vehicle trips have been reserved by this application. It will subject to the payment of road impact fees.

F. MASS TRANSIT

F:/FyaVRuth/Microsoft Word/DIC & DRI Review Record

There is currently no transit service in the area or nearby.

The 2001 Transportation Improvement Program (TIP) does not propose any improvements in the immediate vicinity of this project.

The 2020 Long Range Transportation Plan (LRTP) does not propose any improvements in the immediate vicinity of this project.

The 2001 Transit Development Plan (TDP) does not identify any transit improvements in the area.

Based on the information presented, MDT has no objection to this project.

This project has been reviewed by MDT for mass transit concurrency and was found to be concurrent with the level-of-service standards established for Miami-Dade County.

CONDITIONS

- 1. That a site plan be submitted to and meet with the approval of the Director upon the submittal of an application for a building permit; said plan to include among other things but not be limited thereto, location of structure or structures, types, sizes and location of signs, light standards, off-street parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.
- 2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "Bellaggio Residential Development," as prepared by Sotolongo Architects, dated/revised March 12, 2002 and dated/received February 25, 2002 consisting of 7 sheets and 57 sheets respectively.
- 3. That the use be established and maintained in accordance with the approved plan.
- 4. That the applicant submit to the Department for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use and Occupancy.
- 5. That the applicant complies with all applicable conditions and requirements of the Department of Environmental Resources Management (DERM).
- 6. That the applicant complies with all applicable conditions and requirements of the Public Works Department.
- 7. That the lake tract be platted; no building permit shall be issued for buildings contiguous to the lake tract until the lake excavation is completed and lake as-built drawings submitted to and approved by the Department.

Or in lieu of condition #7 the following:

- 7a. Prior to the approval of any type of plat on the property, the Owner(s) of the property shall submit a Unity of Title agreement to the Department of Planning and Zoning; said agreement shall encumber the entire property described in the plat. Once the Unity of Title agreement has been reviewed and accepted it shall be recorded in the Public records prior to final plat consideration by the Board of County Commissioners. Upon receipt of a written request to release the Unity of Title agreement, the Department will consider the release only after the issuance of a lake excavation permit and the submittal and final approval of the lake excavation as-builts. The lake excavation area shall be shown as a separate tract and appropriately labeled as such on the final plat.
- 8. That complete lake excavation plans prepared and sealed by a Florida-licensed surveyor and/or professional engineer be submitted to and meet with the approval of the Director upon the submittal of an application for a lake excavation permit; said plans shall be substantially in accordance with that submitted for the hearing entitled, "Bellaggio Residential Development," as prepared by Sotolongo Architects and dated received March 12, 2002 on sheet SP-7.

- 9. That the grading, leveling, sloping of the banks and perimeter restoration shall be on a progressive basis as the project develops and the excavation progresses. In accordance with this requirement, the applicant will submit "as built" surveys prepared and sealed by a Florida-licensed surveyor and/or professional engineer at final completion of the excavation or upon request of the Director or the Director of Environmental Resources Management.
- 10. That the property shall be staked to meet with the approval of the Director and the Director of Environmental Resources Management; said stakes shall be maintained in proper position so that the limits of the excavation, slopes and grade levels may be easily determined.
- 11. That upon completion of the project, the property shall be restored and left in an acceptable condition meeting with the approval of the Director and the Director of Environmental Resources Management.
- 12. No material shall be removed from the premises and all excavated material shall be used to improve the property described in the application.
- 13. That the use of explosives shall be strictly prohibited in connection with the lake excavation operation.
- 14. That the hours of the lake excavation operation shall be controlled by the Director, except that the applicant shall be permitted to operate between the hours of 7:00 A.M. and 5:00 P.M. on weekdays, Sunday operation and/or other hours of operation than 7:00 A.M. to 5:00 P.M., may be permitted by the Director only if the same does not become a nuisance to the surrounding area.
- 15. That the lake excavation operation shall be carried on continuously and expeditiously so that the entire project will be completed within twelve (12) months from the date of permit issuance for the proposed lake excavation.
- 16. If the lake excavation operation is discontinued, abandoned, falls behind schedule or time expires, the existing excavation shall immediately be sloped to conform with the approved plans and the entire operation shall be removed from the premises.
- 17. That in order to insure compliance with all terms and conditions imposed, a cash bond or substantially equivalent instrument meeting with the approval of the Director shall be posted with the Department, payable to Miami-Dade County, in an amount as may be determined and established by the Director; said instrument shall be in such form that the same may be recorded in the public records of Miami-Dade County and said instrument shall be executed by the property owner and any and all parties who may have an interest in the land, such as mortgages, etc.
- 18. That the applicant obtain an excavation use permit from and promptly renew the same annually with the Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.

- 19. All excavations shall be completely enclosed by a safety barrier, minimum height of 6 feet, consisting of either orange plastic safety fence or wood slat storm fencing installed on 4" x 4" posts spaced every 10 feet. Said barrier shall be installed prior to issuance of the excavation permit and commencement of excavating and shall remain in place until work is complete and the performance bond is released.
- 20. All excavations shall be posted every 50 feet with warning signs a minimum of 18" x 18" in size.
- 21. That the clubhouse obtain a final Certificate of Use and Occupancy prior to the issuance of a Certificate of Completion for the 38th building within of the subject property.
- 22. That the lake be excavated in its entirety and that no apartment and townhouse building on the subject property may obtain a final Certificate of Completion until such time as asbuilt drawings of the entire lake (not portions of the lake) are approved and the proposed 5' wide walk around the lake is completed.
- 23. That in the event of multiple ownership, a homeowners' association be established in accordance with applicable regulations to assure that all common areas and facilities for use of all residents shall be maintained in a continuous and satisfactory manner, and without expense to the general taxpayer of Miami-Dade County. The instrument incorporating such provisions shall be approved by the County Attorney as to form and legal sufficiency and shall be recorded in the public records of Miami-Dade County at the time of the recording of the subdivision plat.
- 24. That the lake sections abutting the right-of-way be modified to include one of the following two options: (1) a twenty-foot minimum offset, measured from lake top of slope to the zoned right-of-way or (2) a combination of curb and gutter, followed by a 10 ft. offset, an earth berm which shall extend one (1) foot above the D.C.F.C. elevation and shall have a landward slope not steeper than one (1) foot vertical to four (4) feet horizontal, and a row of trees spaced at 15 ft. on center with a minimum height of 12 ft. at the time of planting. Any railing required to be installed by the Public Works Department shall be shielded from the right-of-way by a hedge.

APPLICATION NO. 02-034 CORUM HOMES, LLC

Respectfully Submitted,

DIC Executive Council March 20, 2002

Pedro G. Hernandez, P.E. Assistant County Manager

Antonio Bared, Deputy Fire Chief Fire Rescue Department

William Brant, Director
Miami-Dade Water and Sewer Department

Esther Calas, P.E., Assistant Director Public Works Department

Diane O'Quinn Wiiliams, Director Department of Planning and Zoning

John W. Renfrow, Director Department of Environmental Resources Management

Irma San Roman, Deputy Director Metropolitan Planning Organization Secretariat AYE

_____Absent

Diane OCUU, AYE

Da Toule AYE

PETITION OF APPEAL FROM DECISION OF MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY JULY AMOUNT OF FEE 399.00	
CHECKED BY AMOUNT OF FEE 5/7:00	MECENVEM
RECEIPT #	
DATE HEARD: 5/30/02	JUN 0 4 2002
BY CZAB #	ZONING HEARINGS SECTION MIAMI-DADE PLANNING AND ZONING DEPT.
B1 02A0#	BY
	DATE RECEIVED STAMP
,我们就是我们的,我们的,我们的,我们的,我们的,我们的,我们的,我们的,我们的,我们的,	************
opposition that the	Spectruction for Filing an Anneal
This Appeal Form must be completed in accordance with the "and in accordance with Chapter 33 of the Code of Miami-Date pressure and in accordance with Chapter 33 of the Code of Miami-Date pressure.	
be made to the Department on or before the Deadline Date pro-	scribed for the Appeal.
RE: Hearing No P. H. 02 - 034	
Filed in the name of (Applicant)	LC
Name of Appellant, if other than applicant	
•	
Address/Location of APPELLANT'S property:	
	WITHE MOUNTAIN
Application, or part of Application being Appealed (Explanation): ENTIRE KITEKLAPUE
APPLICATION	
	-
CORMAN HOMES LACE	
Appellant (name): CORUM HOMES LLC hereby appeals the decision of the Miami-Dade County Commreference to the above subject matter, and in accordance Chapter 33 of the Code of Miami-Dade County, Florida, hereb of County Commissioners for review of said decision. The grown reversal of the ruling of the Community Zoning Appeals Board (State in brief and concise language)	y makes application to the Board bunds and reasons supporting the are as follows:
THE DENIAL OF THE APPLICATION WAS NOT BE	ASED ON SUBSTANTIAL
COMPETENT EVIDENCE. THE APPLICANT WILL	PROVIDE CERTAIN
ASSURANCES TO ADDRESS CONCERNS RAYS	
COUNCIL.	

APPELLANT MUST SIGN THIS PAGE

Date: BIST day of MRY	, year: <u>2002</u>	
Signed	·	
Signou		
	Print Name	
	Mailing Addres	SS
		
	Phone Fax	
TO A TIME A SELDAVIT		
REPRESENTATIVE'S AFFIDAVIT If you are filing as representative of an	CORUM HOMES LLC	
association or other entity, so indicate:	Representing	
	Lula Batties	
	Signature	
• .	LEILA BATTIES, ESQ.	
	Print Name AKERMAN SENTERFIT	
	ONE SE THIRD AVENUE Address	
	Address	102121
•	MIRMI PL State	<u> かろ131</u> Zip
• • • •	City	
	(カ05) <u> </u>	
Subscribed and Sworn to before me on th	a3/ st day of May	, year
Subscribed and owom to policy	Lang E Ferrico	uda
	Notary Public	0
		·
Blanca E Fen	mandez (stamp/seal)	
My Commiss	sion CC948697 e 25, 2004	s: 6/a5/04
· · · · · · · · · · · · · · · · · · ·	Commission expire	s: W/CGIOI

APPELLANT'S AFFIDAVIT OF STANDING (must be signed by each Appellant)

STATE OF FLORIDA			
COUNTY OF MIAMI-DADE			
Before me the undersigned author (Appellant) who was sworn and so of a Community Zoning Appeals I	Board decision.		
The Appellant further states that Zoning Appeals Board matter bed	they have standing leause of the following	by virtue of being of reco):	rd in Community
(Check all that apply)	·		•
1. Participation at the hearin 2. Original Applicant 3. Written objection, waiver			
Appellant further states they und and that under penalties of perjuit	derstand the meaning ry, Affiant declares th	g of an oath and the pen at the facts stated herein	alties for perjury, are true.
Further Appellant says not.			
Witnesses: Donald Signature	•	Leila Batties ppellant's signature	
ROBERT LOSADA Print Name		LEILA BATTIES rint Name	<u> </u>
blaura Derugado Signature		•	
Blanca Fernand Print Name	E.		· · · · · · · · · · · · · · · · · · ·
Sworn to and subscribed before	me on the 3151 day	of May	, year TOD.
Appellant is personally know to identification.	me or has produced		as
****	Blance E Fernandez My Commission CC948697 Expires June 25, 2004	Notary (Stamp/Seal)	J-1011
•		Commission Expires:	6/25/04

RESOLUTION NO. CZAB5-3-02

WHEREAS, CORUM HOMES, LLC applied for the following:

- (1) GU to PAD
- (2) SPECIAL EXCEPTION to permit site plan approval for proposed residential developments.
- (3) UNUSUAL USE to permit multiple lake excavations.
- (4) UNUSUAL USE to permit an entrance feature.
- (5) NON-USE VARIANCE OF ZONING REGULATIONS requiring section line roads to be 80' in width; to vary same to permit a right-of-way width of 25' (40' required) on the east side of N.W. 97th Avenue.
- (6) NON-USE VARIANCE OF ZONING REGULATIONS to permit common open space of the category 1 requirements to be 27.43% (60% minimum required).
- (7) NON-USE VARIANCE OF ZONING REUGLATIONS to permit private open space of the interior floor area to be 6.19% (60% minimum required).

A plan is on file and may be examined in the Zoning Department entitled "Bellaggio Residential Development," as prepared by Sotolongo Architects, last revised 3/12/02 on SP1-SP7 and 49 sheets dated 12/20/01 and dated stamped received 2/25/02 and landscaping plans by Witkin Design Group, sheets L-1 through L-8, dated last revised 3/13/02 and consisting of a total of 64 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tracts 33 through 38, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION, Plat book 2, Page 17 lying in Section 21, Township 52 South, Range 40 East, LESS 15 ± acres for Interstate 75, right-of-way AND: Tracts 43, 44, 45 and 46, FLORIDA FRUIT LAND'S COMPANY SUBDIVISION, Plat book 2, Page 17, lying in Section 21, Township 52 South, Range 40 East, AND: Portions of Tract 39, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, of Section 21, Township 52 South, Range 40 East, Plat book 2, Page 17, being more particularly described as follows: Begin at the Southwest corner of said Tract 39; thence N2°37'47"W, along the west line of said Tract 39, for 330.2', to the Northwest corner of said Tract 39; thence N89°37'53"E along the north line of said Tract 39, for 319.94', to a point on the W/ly right-of-way line of Interstate 75, said point also being on a circular curve, said curve being concave to the Southeast and having a radius of 1,315.92'; thence SW/ly along the arc of said curve and along said W/ly right-of-way line of Interstate 75, through a central angle of 11°3'51", for an arc distance of 254.11'; thence N77°18'30"W, along said W/ly right-of-way line of Interstate 75 for 130.38'; thence S11°23'7"W along said W/ly right-of-way line of Interstate 75 for 121.43', to a point on the south line of said Tract 39; thence S89°38'6"W, along said south line of Tract 39, for 74.4', to the Point of beginning.

LOCATION: South of N.W. 146 Street & between N.W. 97 Avenue & I-75, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals
Board 5 was advertised and held, as required by law, and all interested parties concerned in
the matter were given an opportunity to be heard, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to PAD (Item# 1) would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and that the requested special exception (Item# 2), unusual use (Items # 3 & 4), non-use variances (Items # 5, 6, & 7) would not be compatible with the area and its development and would not be in harmony with the general purpose and intent of the regulations and would not conform with the requirements and intent of the Zoning Procedure Ordinance, and that the requested special exception (Item # 2) would have an adverse impact upon the public interest and should be denied without prejudice.

WHEREAS, a motion to deny items# 1-7 was offered by Paul Odell, seconded by Stuart C. Arguello, and upon a poll of the members present the vote was as follows:

Stuart C Arquello aye	Archie E. McKay Paul Odell	aye ave	
Jorge 1. Bonsenor Enrique Gonzalez	absent absent	Robert P. Serrano	nay

Gustavo Exposto nay

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community

Zoning Appeals Board 5, that the requested district boundary change to PAD (Item# 1)

be and the same is hereby denied without prejudice.

BE IT FURTHER RESOLVED that the requested special exception (Item# 2), unusual use (Items # 3 & 4), non-use variances (Items # 5, 6, & 7) be and the same are hereby denied without prejudice.

The Director is hereby authorized to make the necessary changes and notations upon the maps and records of the Miami-Dade County Department of Planning and Zoning.

PASSED AND ADOPTED this 30th day of May, 2002.

Hearing No. 02-4-CZ5-1 ej

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Barbara Thompson, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 5, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB5-3-02 adopted by said Community Zoning Appeals Board at its meeting held on the 30th day of May, 2002.

IN WITNESS WHEREOF, I have hereunto set my hand on this 4th day of May, 2002.

Earl Jones, Deputy Clerk (3230)

Miami-Dade County Department of Planning and Zoning

SEAL



DISCLOSURE OF INTEREST*

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: Where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

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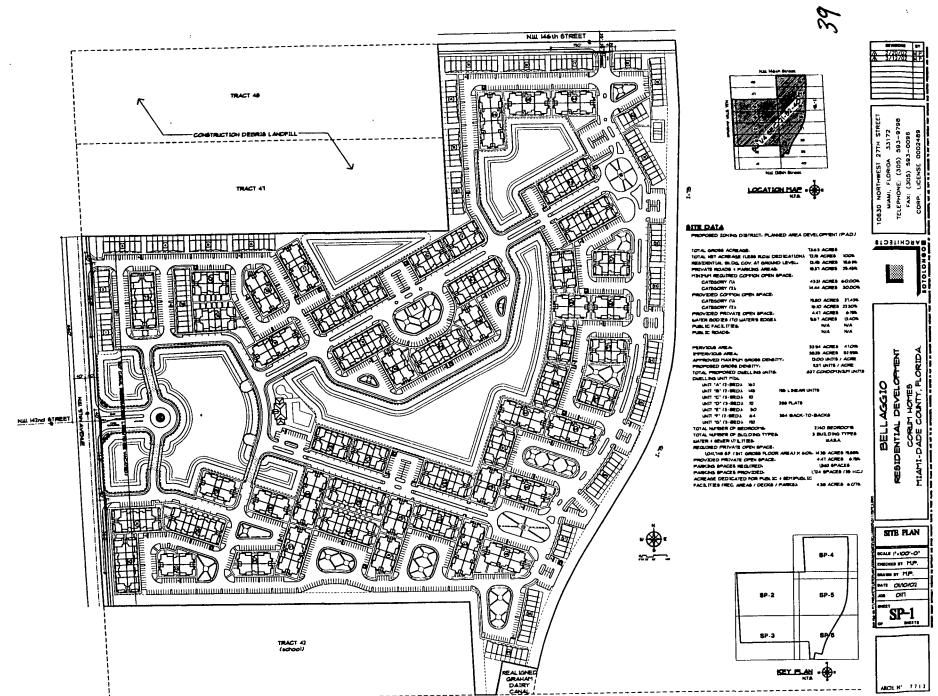
NAME, ADDRESS AND OFFICE	Percentage of Stock
Alejando Capo, President	9%
Rafael Reyes, Vice President & Beatriz Reyes	17%
Daniel Miranda, Secretary & Cristina Miranda	17%
Rigoberto Marrero	29%
Catherine Capo	9%
Arthur & Cristina Capo	9%
Ana Barbara	5%
Gerardo Capo III	5%

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: Where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

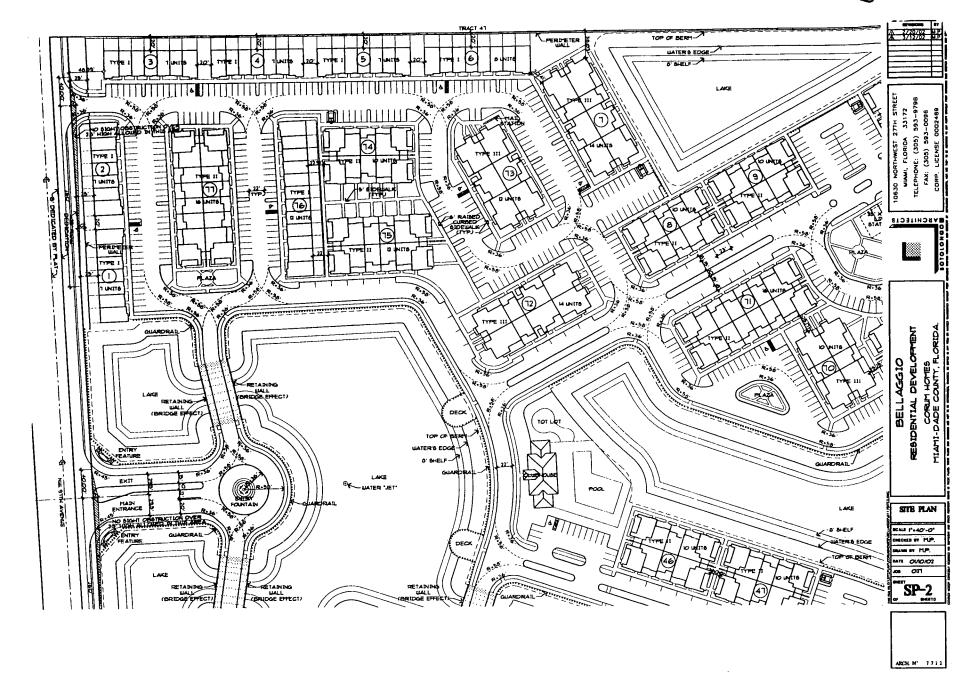
TRUST NAME	
NAME AND ADDRESS	Percentage of Stock
	

If any contingency clause or contract terms in corporation, partnership or trust.	nvolve additional parties, list air individuals or officers, if a
	·
	-
	— authors went to the date of the application.
but prior to the date of final public hearing, a se	ntracts for purchase subsequent to the date of the application, upplemental disclosure of interest shall be filed.
The above is a full disclosure of all parties of inte	erest in this application to the best of my knowledge and belief.
	Signature: Red M Kart
	(Applicant)
Sworn to and subscribed before me, this 27 day of,,	(SEAL)
Notary Public, State of Florida at Large	OFFICIAL NOTARY SEAL MIRIAM DURAN NOTARY PUBLIC STATE OF FLORIDA COMMISSION NO. CC808043
My Commission Expires:	MY COMMISSION EXP. MAR. 1,2003

*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country; or of any entity, the ownership interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.



02-34

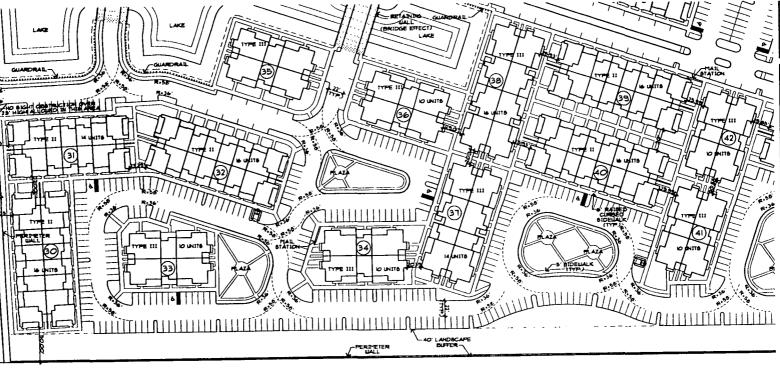


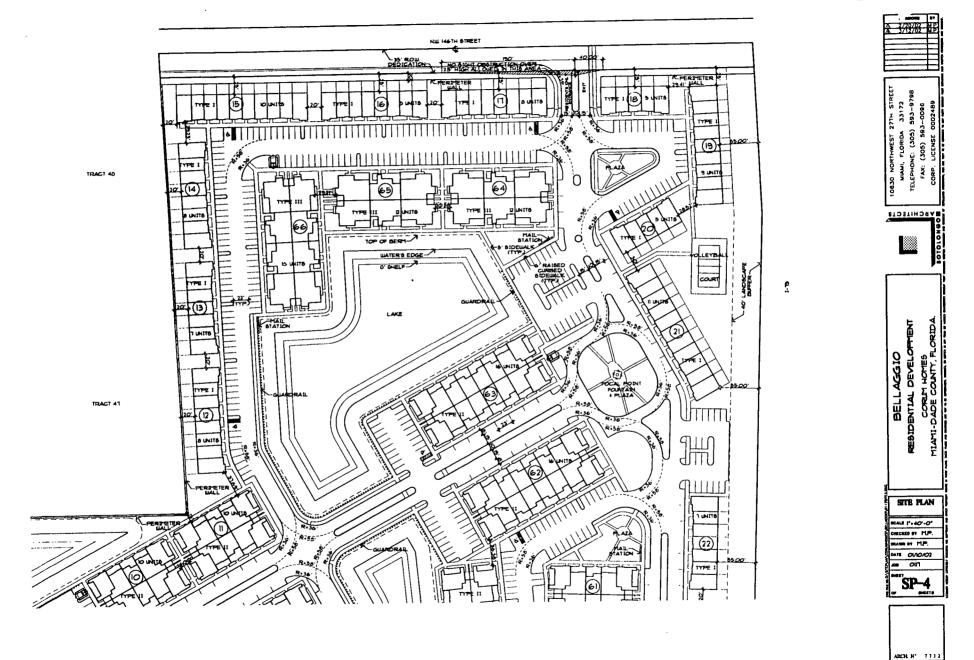
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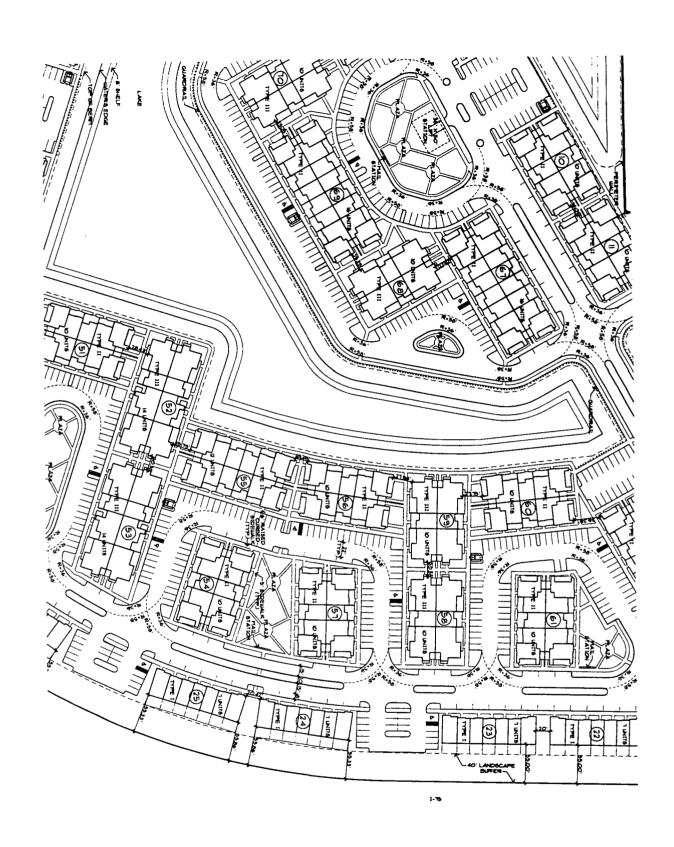
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REGIDENTIAL DEVELOPMENT
COREIN HOMES
MIAMI-DADE COUNTY, R.ORIDA STE PLAN





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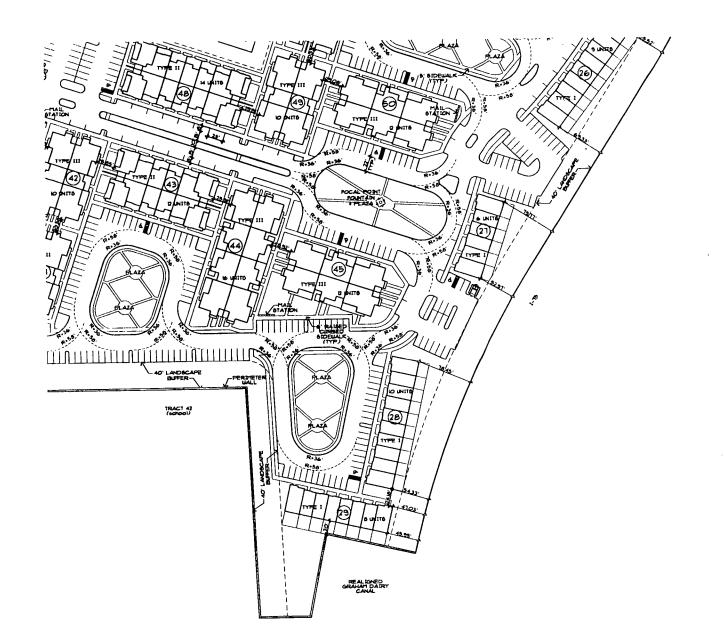


BELLAGGIO
RESIDENTIAL DEVELOPMENT
CORUM HOMES
MIAMI-DADE COUNTY, FLORIDA.



10630 NORTHWEST 27TH STREET MAMI, FLORIDA 33172 TELEPHONE: (305) 593-9798 FAX: (305) 593-0096 CORP. LICENSE 0002489





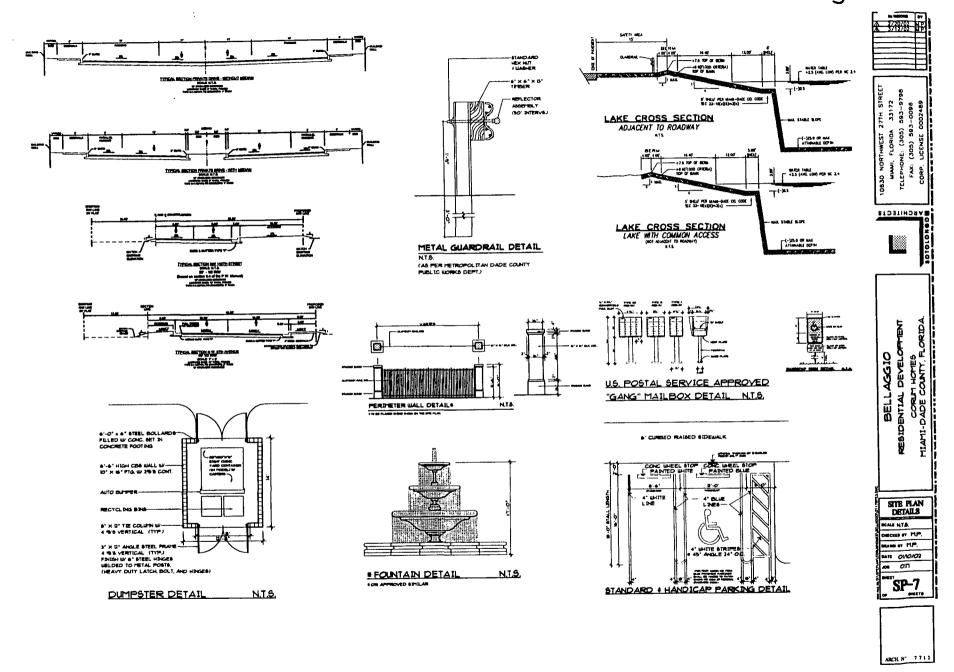


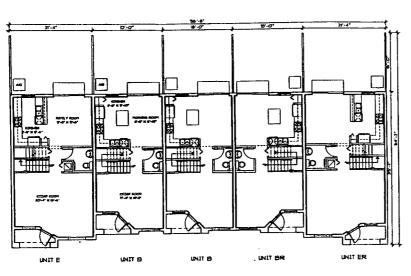
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ARCH. N° 7712

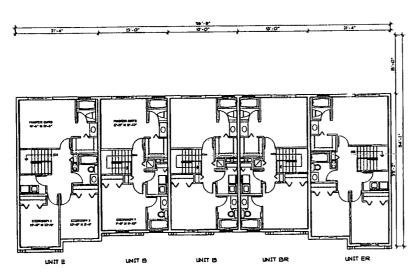
TELEPH TE

10830 NORTHWEST 27TH STREET MANN, FLORIDA 33172
TELEPHONE: (305) 583-9798
FAX: (305) 583-0096





FIRST FLOOR PLAN VA"



SECOND FLOOR PLAN 1/8"

AREA SUMMA	ARY UNIT E
VC PERST PLOOR	996 SP. 607 SP.
OTAL A/G AREA	1206 6F. 43 6P.

TOTAL	1340 0

AREA SUMMA	ARY UNIT
A/C PIRST PLOOR	768 SF.
AC SECOND R.OOR	186 1/7.
TATOL AC AREA	1300 SF.
CHIEN	48 SP

1004 SF.

TOTAL

RESIDENTIAL DEVELOPMENT CORUM HOMES, INC. MIAMI-DADE COUNTY, FLORIDA

10630 NORTHWEST 27TH STREET
MIAMI, FLORIDA 33372
TELEPHONE: (305) 593-9798
FAX: (305) 593-0096
CORP, LICENSE DO02489

STOBLIHORA::

TYPE I SCALE I/B"+1'-O"

DATE 02/28/02



10630 NORTHWEST 27TH STREET MIAMI, FLORIDA 33172 TELEPHONE: (305) 593-9798 FAX: (305) 593-0096 CORP. LICENSE 0002489

"ARCHITECTS

BELLAGGIO
RESIDENTIAL DEVELOPMENT CORLY HOMES, INC. MIAMI-DADE COUNTY, FLORIDA

TYPE I

SCALS VS"-1"-O" DATE 02/28/02

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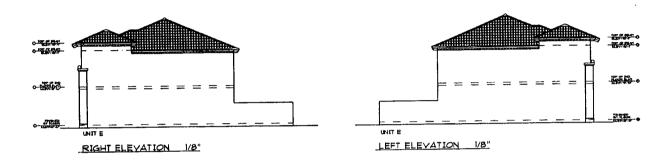
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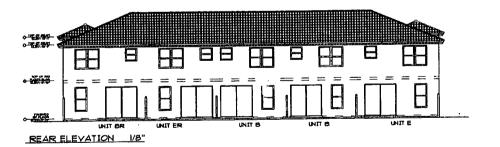
E.F.

7333



ROOF PLAN 1/8"





178E1

TELEPHONE: (305) 593-97
TELEPHONE: (305) 593-0096
FAX: (305) 593-0096



SELLAGGIO TIAL DEVELOPMEN PAM HOMES, INC.

TYPE I

SCALE I/B"=1'-O"
CHECKED BY R.B
DRAWN DY

DATE 02/28/02 son 0138 secur

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BELLAGGIO RESIDENTIAL DEVELOPMENT CORUM HOMES, INC. MIAMI-DADE COUNTY, FLORIDA

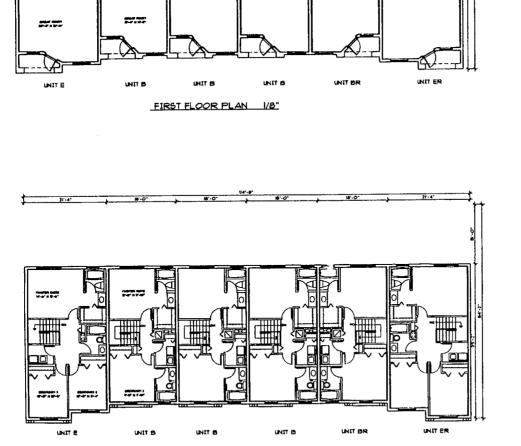
TYPE I

SCALE 1/8"=1"-0" DRAWN BY DATE 02/28/02 O13B

AREA SUMMARY UNIT B
AC FUNT FLOOR 901 97.
AC SECOND FLOOR 901 97.
TOTAL AC AREA UOS 87.
40 95. TOTAL 1348 AP. AREA SUMMARY UNIT E AC FUST PLOOR AC SECOND PLOOR TATOL AIC AREA BITRY

1604 SF.

TOTAL

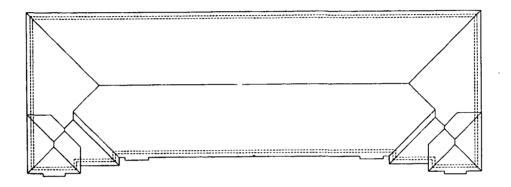


SECOND FLOOR PLAN 1/8"

70

70

1 a





FRONT ELEVATION 1/8"

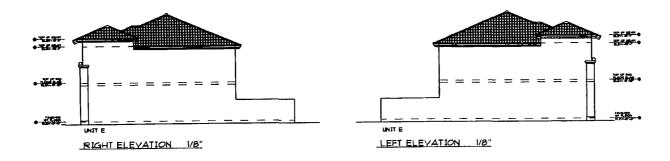


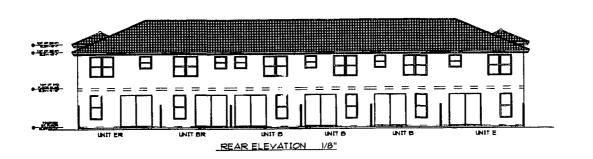


BELLAGGIO RESIDENTIAL DEVELOPMENT CORUM HOMES, INC. MIAMI-DADE COUNTY, FLORIDA

TYPE I SCALE 1/8":1"-0" CHECKED BY R.S.

DATE 02/28/02





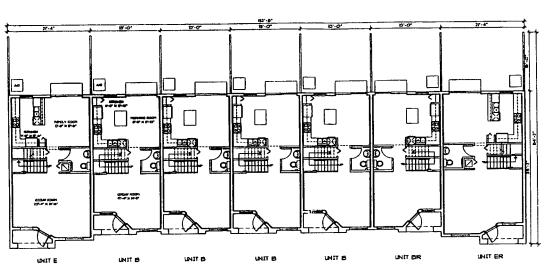
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RESIDENTIAL DEVELOPMENT

TYPE I SCALE 1/8" -1'-0"

CHECKED BY R.B

DATE 02/78/02



FIRST FLOOR PLAN 1/8"

21-4"	8-0-	6.0.	190.	io.∘o.	19 -D*	17.4°
	Nuerton dura					
LINIT E		UNIT B	UNIT B	DI TO	DNII BR	NIT ER

SECOND FLOOR PLAN 1/8"

AREA SUMMA	BRE UNITE
TOTAL AIC AREA ENTRY	1206 6P. 42 6P.

C FIRST FLOOR	160 SP.
C SECOND PLOOR	100 6F.
TOL AIC AREA	1884 SF.
CTRCY	49 SP.

BELLAGGIO
RESIDENTIAL DEVELOPMENT
CORUM HOTES, INC.
MIAMI-DADE COUNTY, FLORIDA

10630 NORTHWEST 27TH STREET
MILMI, FLORIDA 33372
TELEPHONE: (305) 593-9798
FAX: (305) 593-0096
CORP. LICENSE 0002489

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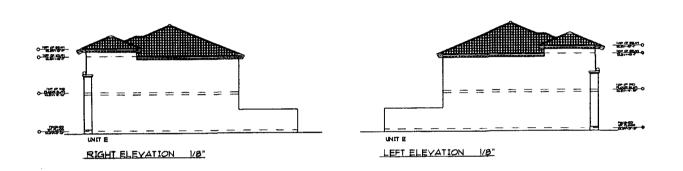


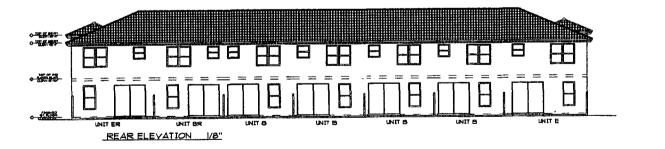
FRONT ELEVATION 1/8"

BELLAGGIO

RESIDENTIAL DEVELOPMENT CORUM HOMES, INC. MIAMI-DADE COUNTY, FLORIDA

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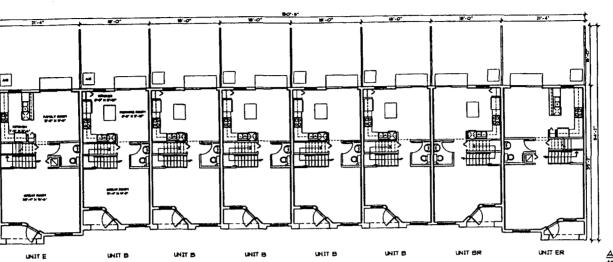
CORIN HOMES, INC. MIAMI-DADE COUNTY, FLORIDA

TYPE I

SCALE 1/6"=|'-0"

CHECKED BY R.S

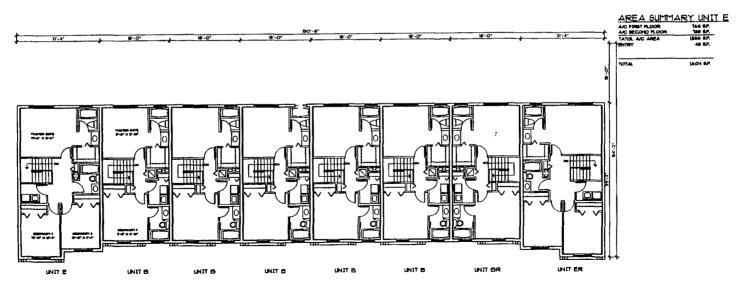
DATE 02/28/02



FIRST FLOOR PLAN

AREA SUMMARY UNIT B
ACTUST FLOOR BY SP.
ACTUST FLOOR 607 SP.
TOTAL ACT AREA U.00 SP. 929 SP. 607 SP. 1206 SP. 43 SP.

1348 AF. TOTAL



SECOND FLOOR PLAN 1/8"

BELLAGG10

#ARCHITECTS

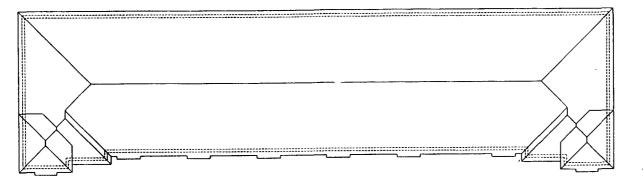
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RESIDENTIAL DEVELOPMENT CORUM HOMES, INC. MIAMI-DADE COUNTY, FLORIDA

TYPE I SCALE 1/8"+1'-0" CHECKED BY R.S.

DATE 02/28/02

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ROOF PLAN 1/8"



FRONT ELEVATION 1/8"

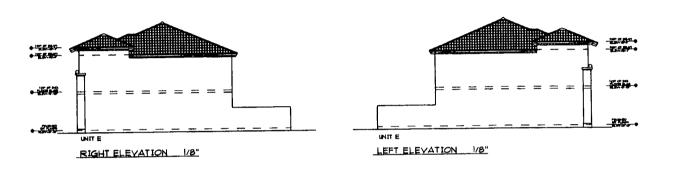


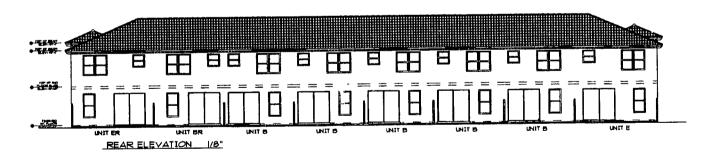
RESIDENTIAL DEVELOPMENT CORUM HOMES, INC. MIAMI-DADE COUNTY, FLORIDA BELLAGGIO

10630 NORTHWEST 27TH STREET
MAMI, FLORIDA 33172
TELEPHONE: (305) 593-9798
FAX: (305) 593-0096
CORP. LICENSE 0002489

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TYPE I SCALE NB.-1.-0. CHECKED BY R.S. DATE 02/28/02 0138 J00 DHEE! A-2



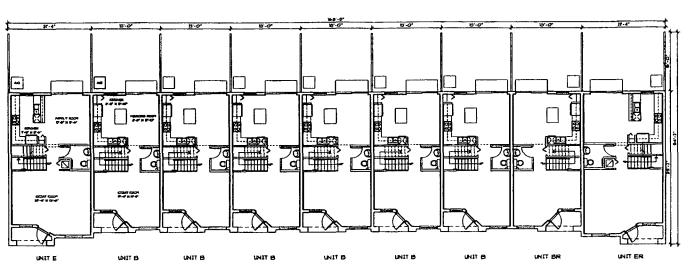


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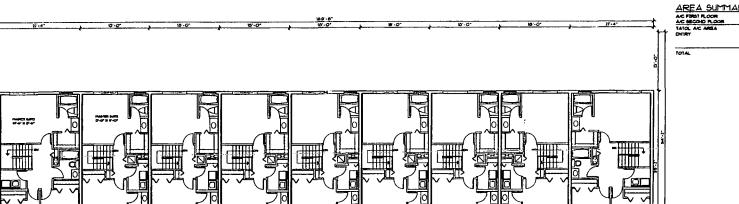
RESIDENTIAL DEVELOPMENT

TYPE I

CHECKED BY PLB DATE 02/28/02 0136



FIRST FLOOR PLAN 1/8"



UNITE

UNITE

UNIT BR

SECOND FLOOR PLAN 1/8"

UNIT E

UNIT B

UNIT 6

UNIT B

UNITE

AREA SUMMARY UNIT B
ACCEPTATION BOS BF.
ACCEPTATION BOS BF.
ACCEPTATION BOS BF.
ACCEPTATION BOS BF.
ACCEPTATION BOS BF. 909 SF. 401 SP. UIO6 SF. 42 SP.

1240 GP.

AREA SUMMARY UNIT E
AC FREST FLOOR 166 S.P.
AC SECOND FLOOR 188 S.F.
TATOL AC AREA UN66 S.P.
DYIRY 49 OF.

1004 SP.

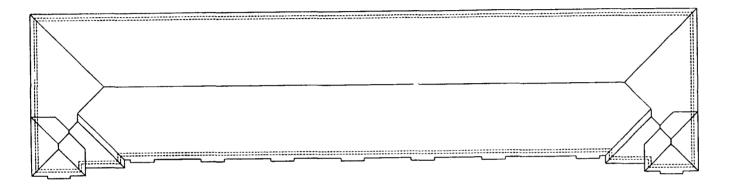
UNIT ER

RESIDENTIAL DEVELOPMENT CORUM HOMES, INC. MIAMI-DADE COUNTY, FLORIDA BELLAGG10

:: VECHIIECIS

TYPE I SCYTE [\9.*1,-0. CHECKED BY R.S DRAWN BY DATS 02/28/02 0138 JOD

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FRONT ELEVATION 1/8"



ROOF PLAN 1/8"

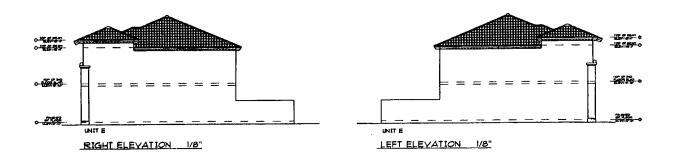
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MANI, FLORIDA 33172
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FAX: (305) 593-0096
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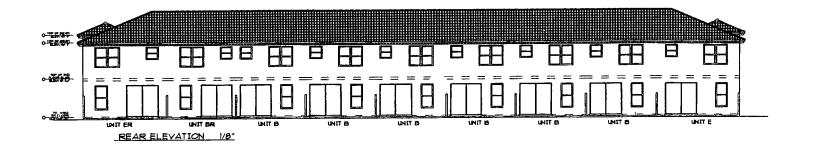
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RESIDENTIAL DEVELOPMENT CORM HOMES, INC. MIAMI-DADE COUNTY, FLORIDA BELLAGG10

TYPE I SCALE 1/8"+1'-0"

DATE 02/28/02







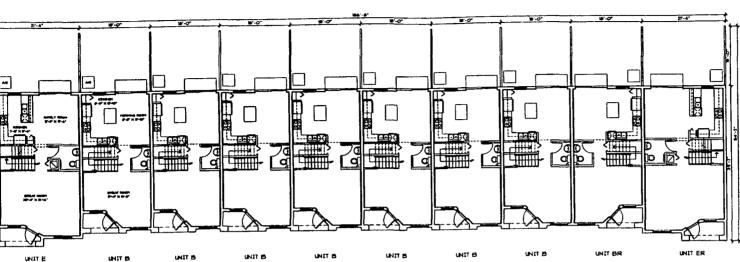
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CORUM HOMES, INC. MIAMI-DADE COUNTY, FLORIDA

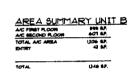
RESIDENTIAL DEVELOPMENT BELLAGGIO

TYPE I SCALE 1/8"-1'-0" CHECKED BY R.S DATE 02/28/02





FIRST FLOOR PLAN 1/8"



AREA SUMMARY UNIT E

UNIT ER UNIT B UNIT BR UNIT B WIT B UNITE UNITE UNIT E UNIT IS

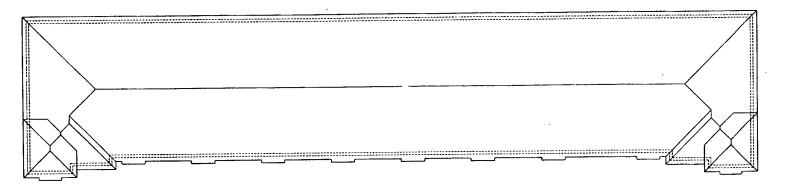
SECOND FLOOR PLAN 1/8"

RESIDENTIAL DEVELOPMENT CORUM HOMES, INC. MIAMI-DADE COUNTY, FLORIDA BELLAGG 10

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ROOF PLAN 1/8"



FRONT ELEVATION 1/8"



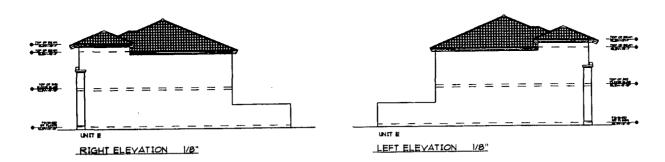
10630 NORTHWEST 27TH STREET
MARMI, FLORIDA 33172
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CORP. LICENSE 0002489

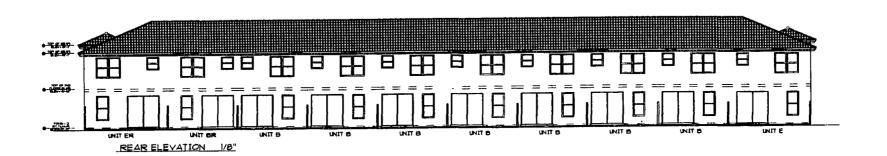
#ARCHITECTS

RESIDENTIAL DEVELOPMENT CORM HOMES, INC. MIAMI-DADE COUNTY, FLORIDA BELLAGG10

TYPE I SCALE 1/8"+1'-0" CHECKED BY R.S DRAWN DY DATE 02/28/07

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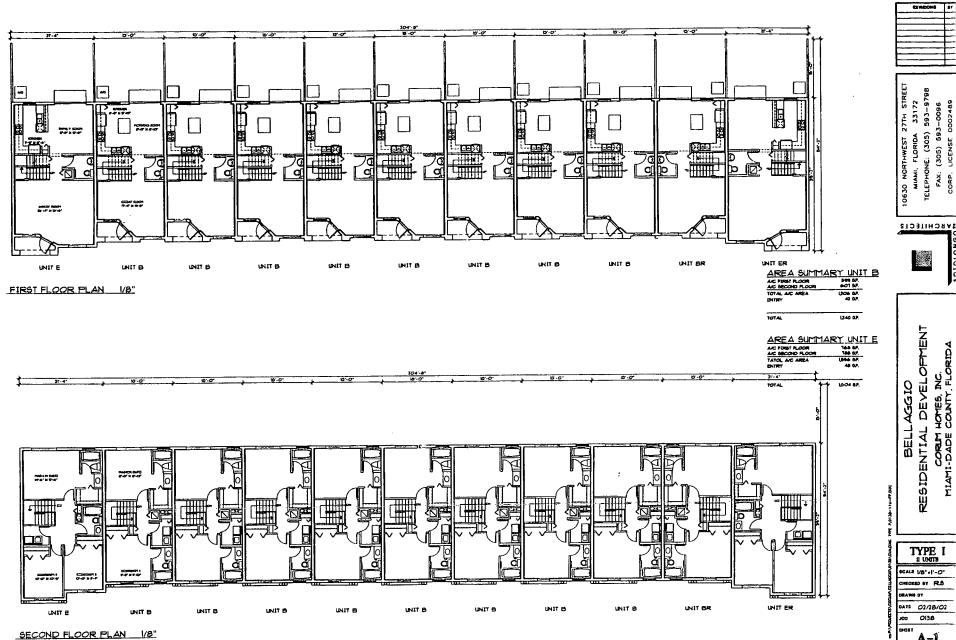
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RESIDENTIAL DEVELOPMENT CORUM HOMES, INC. MIAMI-DADE COUNTY, FLORIDA BELLAGG 10

TYPE I

SCALE 1/8"-1"-0" CHECKED BY R.B PRAWN BY

DATE 02/28/02 0138



CORUM HOMES, INC. MIAMI-DADE COUNTY, FLORIDA

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RESIDENTIAL DEVELOPMENT BELL AGG 10

TYPE I

SCALE 1/8" .|'-0" CHECKED BY R.S. DATE 02/28/02 0138 J00 A-1

10630 NORTHWEST 27TH STREET
MIAMI, FLORIDA 33172
TELEPHONE: (305) 593-9798
FAX: (305) 593-0096
CORP. LICENSE 0002469

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BELLAGGIO
RESIDENTIAL DEVELOPMENT
CORM HOMES, INC.
MIAMI-DADE CONTT, FLORIDA

TYPE I SCALE 1/8" . 1" - 0"

CHECKED BY R.S.

DATE 02/28/02 0138

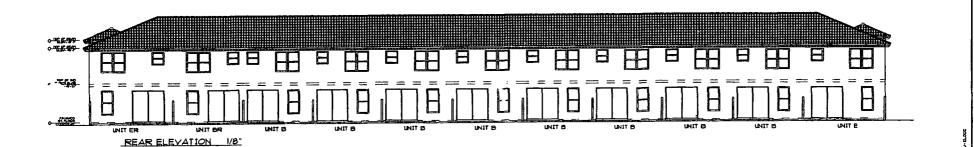
ROOF PLAN 1/8"



FRONT ELEVATION 1/8"





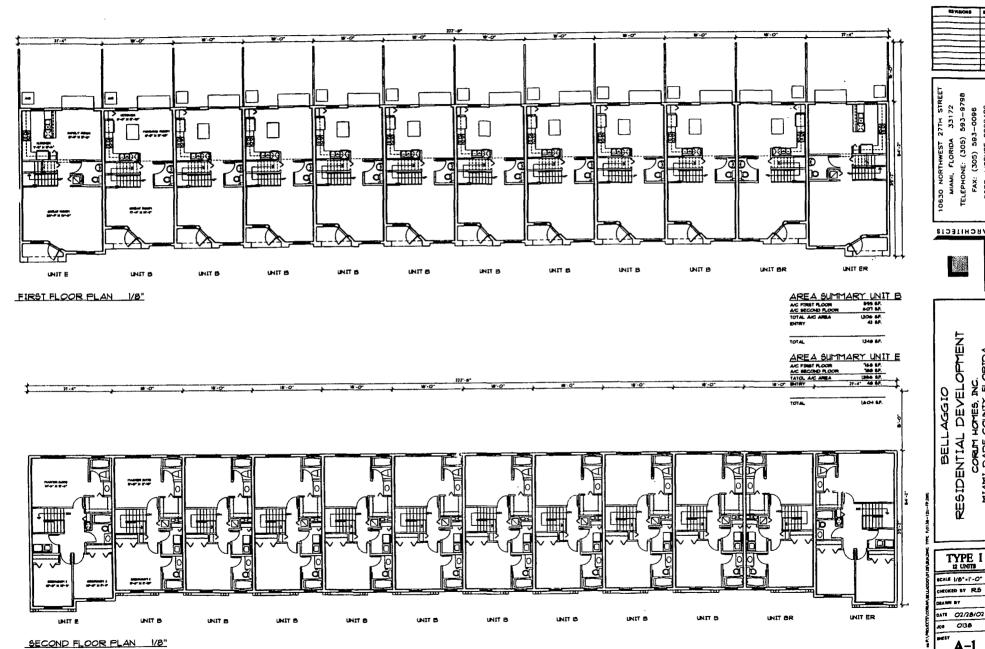


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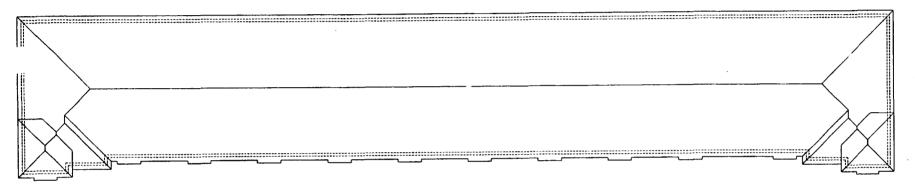
10630 NORTHWEST 27TH STREET MAMI, FLORIDA 33172
TELEPHONE: (305) 593-9798
FAX: (305) 593-0096

BELLAGGIO
RESIDENTIAL DEVELOPMENT

TYPE I I URITS
SCALS 1/8"-1"-O"
CHECKED BY R.B
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#ARCHITECTS CORUM HOMES, INC. MIAMI-DADE COUNTY, FLORIDA TYPE I SCAUS 1/6" -1"-0" CHECKED BY R.S



ROOF PLAN 1/8"



FRONT ELEVATION 1/8"



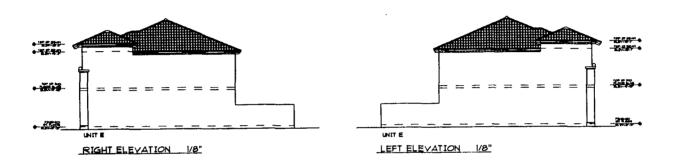
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FAX: (305) 593–0096
CORP. LICENSE 0002469

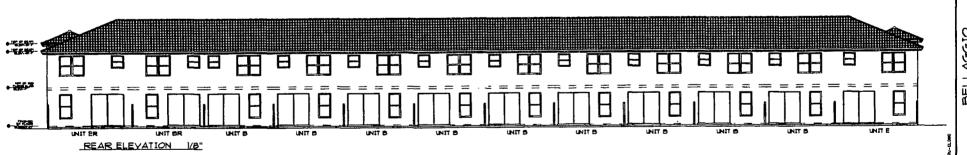
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RESIDENTIAL DEVELOPMENT CORIM HOMES, INC. MIAMI-DADE COUNTY, FLORIDA BELLAGG10

TYPE I SCALE 1/8"+1"-0" снескей оу 12.6

DATE 02/28/02 0138



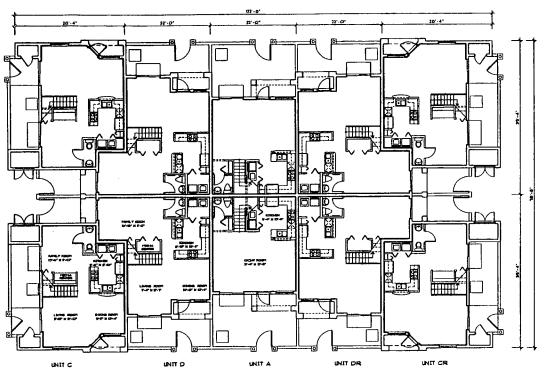


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BELLAGGIO RESIDENTIAL DEVELOPMENT CORLM HOMES, INC. MIAMI-DADE COINTY, FLORIDA

TYPE I

SCALE 1/8"-1"-O" CHECKED BY R.S DATE 02/28/02 0138 A-3



FIRST FLOOR PLAN 1/8"

AREA SUMMA	ARY UNIT A
A/C FIRST FLOOR	561 AF.
A/C BECOND FLOOR	934 6E
TOTAL AND ARMA	LOGI SF.
DATAT	BI O.P.
DALCONY	BH 8.P.

AREA SUMMA	RY UNIT C
AC FIRST PLOOR AC SECOND PLOOR	664 0P. 669 SP.
TOTAL AIC AREA	(333 6F.
ENTRY STORAGE	30 SP. 24 SP.
TOTAL	1,942 65.

AREA SUMMA	ARY UNIT D
A/C FIRST PLOOR	194 6F.
A/C SECOND PLOOR	TIO BF.
TATOL A/C AREA	(444 SP.
ENIRT	41 SP.
total	1406 SP.

57 27TH STREET
DA 33172
35) 593-979B
593-0096

TELEPHONE: (305) 593-67

BELLAGGIO
RESIDENTIAL DEVELOPMENT
CORIM HOMES, INC.

TYPE II BOUNTS

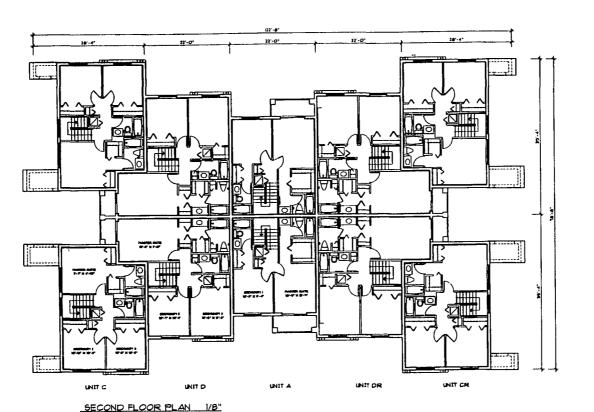
BOALE 1/2" -0"

CHECKED BY R.5

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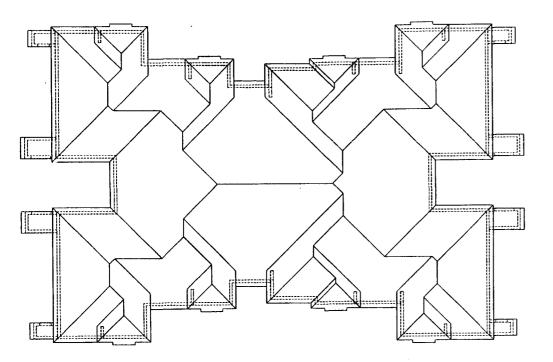
RESIDENTIAL DEVELOPMENT BELLAGG10

CORIM HOMES, INC. MIAMI-DADE COUNTY, FLORIDA

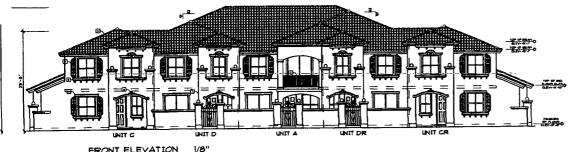
TYPE II SCALE 1/8"=1'-0" CHECKED BY R.S

DATE 02/28/02

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ROOF PLAN 1/8"



FRONT ELEVATION

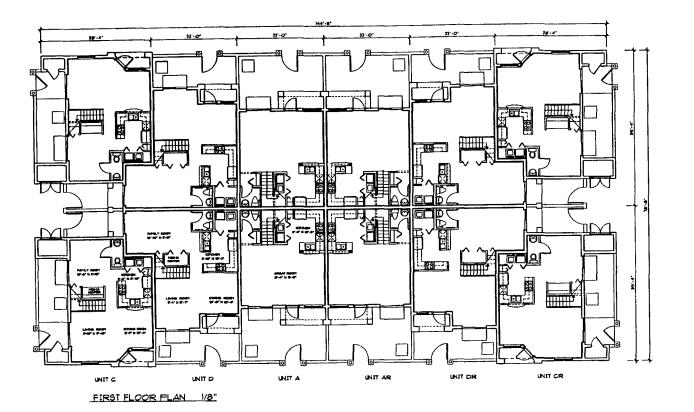


10630 NORTHWEST 27TH STREET MIAMI, FLORIDA 33372 TELEPHONE: (305) 593–9798 FAX: (305) 593–0096 CORP. LICENSE 0002489

#ARCHITECTS

RESIDENTIAL DEVELOPMENT CORIM HOMES, INC. MIAMI-DADE COUNTY, FLORIDA BELL AGG 10

TYPE II SCALE [/8" =1'-0" CHECKED BY R.S. BATS 02/28/02 J00 Ø13Ø



AREA SUMMARY UNIT A
AC PRIST FLOOR SET ST.
AC MECHON FLOOR BP1 ST.
TOTAL AC AREA (COS SP.
SHIRTY SI SS.
BALCONT SI SS.
TOTAL UNS SF.

AREA SUMMARY UNIT C
ACTEST FLOOR 644 87.
ACT SECOND FLOOR 645 87.
TOTAL ACT SECOND FLOOR
BUTTET 35 87.
STORALAS 22 69.
TOTAL LIST 6F.

AREA SUMMARY UNIT D

AC PRIST ROOM 154 8P.

AC SECOND ROOM 100 8P.

TARCA AC AREA (444 9P.

BRITEY 49 8P.

TOTAL (466 9P.

10630 NORTHWEST 27TH STREET MIAMI, FLORIDA 33172
TELEPHONE: (305) 593-9798
FAX: (305) 593-0096
CORP. LICENSE 0002489

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RESIDENTIAL DEVELOPMENT
CORM HOMES, INC.
MIAMI-DADE CONNTY, FLORIDA

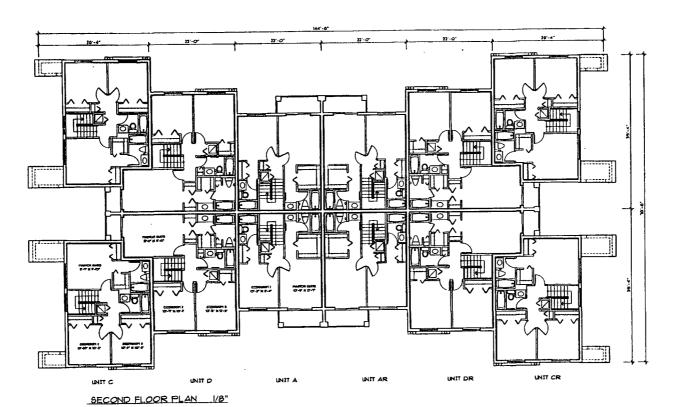
TYPE II
12 UNITS

SCALE I/8"-1"-O"

CHECKED BY R.S.

CHECKED BY R.B.
DRAWN BY
DATE 02/28/02

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30 NORTHWEST 27TH STR MIAMI, FLORIDA 33172 LEPHONE: (305) 583-97 FAX: (305) 593-0096

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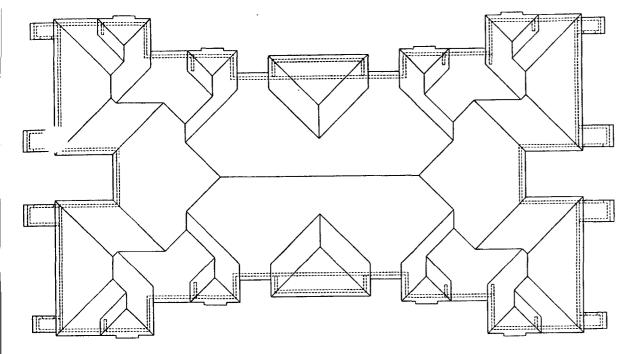
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BELLAGGIO
RESIDENTIAL DEVELOPMENT
CORIM HOMES, INC.
MIAMI-DADE COINTY, FLORIDA

TYPE II I LINTS

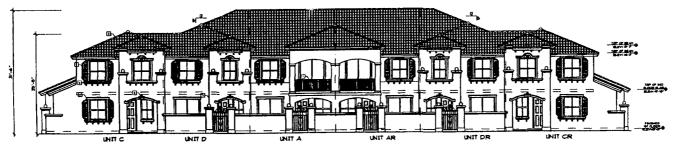
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DRAWN BY
DATE 02/28/02
JOD 0138

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ROOF PLAN 1/8"



FRONT/REAR ELEVATION 1/8"

BELLAGGIO RESIDENTIAL DEVELOPMENT CORIM HOMES, INC. MIAMI-DADE COUNTY, FLORIDA

10630 NORTHWEST 27TH STREET MIAMI, FLORIDA 33172
TELEPHONE: (305) 593-9798
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TYPE II SCALE 1/8" =1"-0"

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CHECKED BY R.S. DRAWN BY DATE 02/28/07 A-3

FIRST FLOOR PLAN 1/8"

AREA SUMMARY UNIT A
ACE FERST FLOOR
ACE SECOND FLOOR
1074A ACE AREA
1074A ACE AREA
1074A ACE AREA
108 AP
108 AP
1077A
1077A
1077A
108 AP
108 AP

AREA SUMMARY UNIT C
AC FIRST FLOOR
AC SECOND ROOM
TOTAL ACC AREA
US33 8.F.
ENTRY
50 0.F.
TOTAL US0 8.F.

TOTAL US0 8.F.

AREA SUMMARY UNIT D

AC POST ROOM
TATOL AND AREA
ENTRY

TOTAL

LAGO SE

LAG

10630 NORTHWEST 27TH STREET
MAMI, FLORIDA 33172
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FAX: (305) 593-0096
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BELLAGGIO
RESIDENTIAL DEVELOPMENT
CORIM HOMES, INC.
MIAMI-DADE COUNTY, FLORIDA

TYPE II

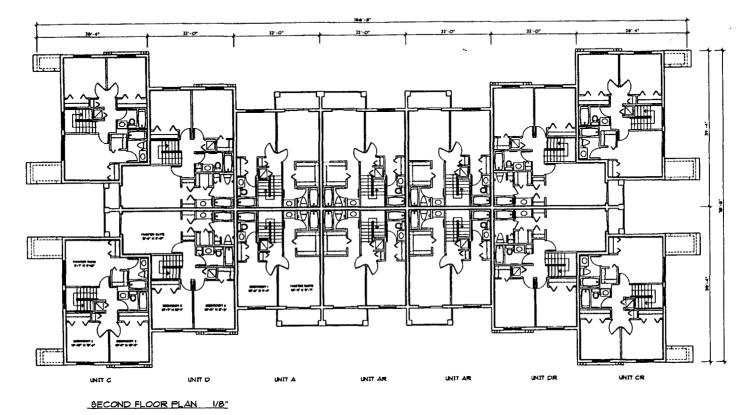
BEALE 1/8"-1"-0"
CHECKED BY R.B

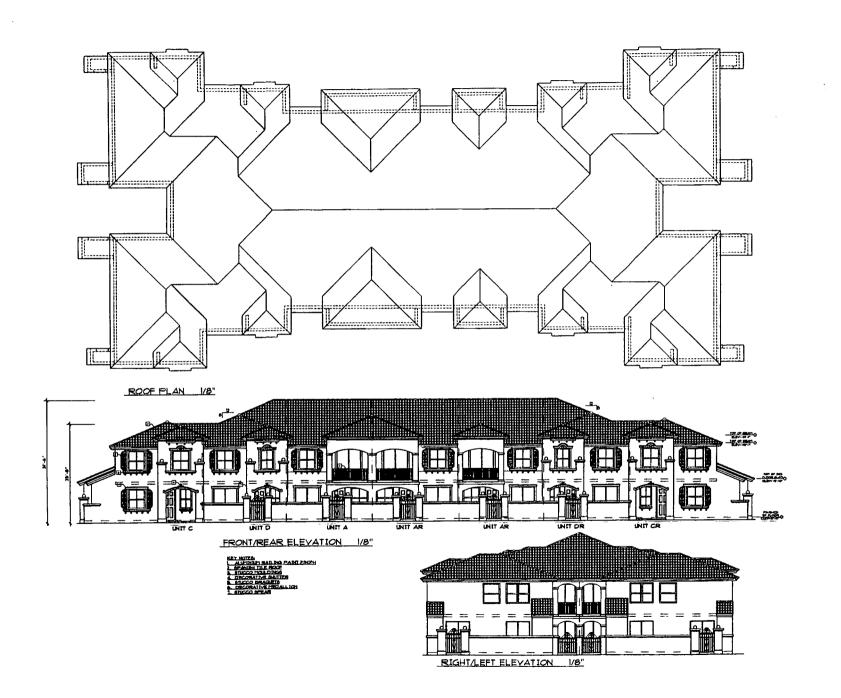
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DATE 02/28/02
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TYPE II

SCALE 1/8" -1"-0" HECKED BY R.B DRAWN SY DATE 02/28/02 0138

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MAMI, FLORIDA 33172
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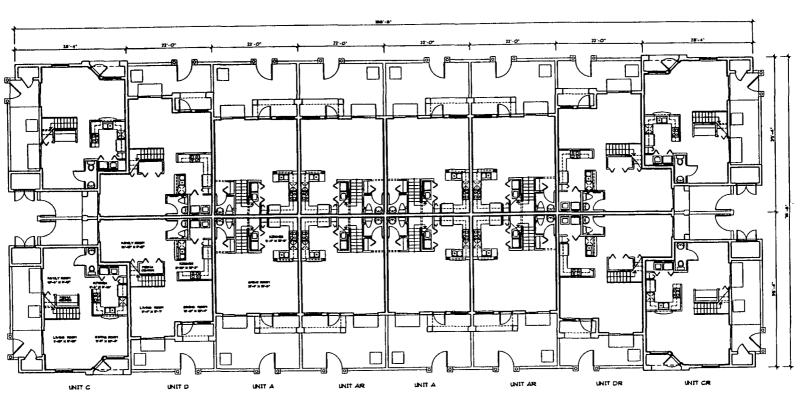
BELLAGGIO
RESIDENTIAL DEVELOPMENT
CORIM HOMES, INC.
MIAMI-DADE COUNTY, FLORIDA

TYPE II
M UNITS

SCALE 1/3"-1"-0"
CHECKED BY R.5
DRAWN BY

DATE 02/78/02
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FIRST FLOOR PLAN 1/8"

A/G MECONO PLOCE	B34 57.
TOTAL AND AMEA	NOW AP.
BALCONY	81 87.

AREA SUMMA	ARY UNIT
AC PERST PLOOR	864 SP. 863 SP.
OTAL AND AMEA	1333 67.
NIRY	36 67. 14 62.
TORAGE	
OTAL	1393 SP.

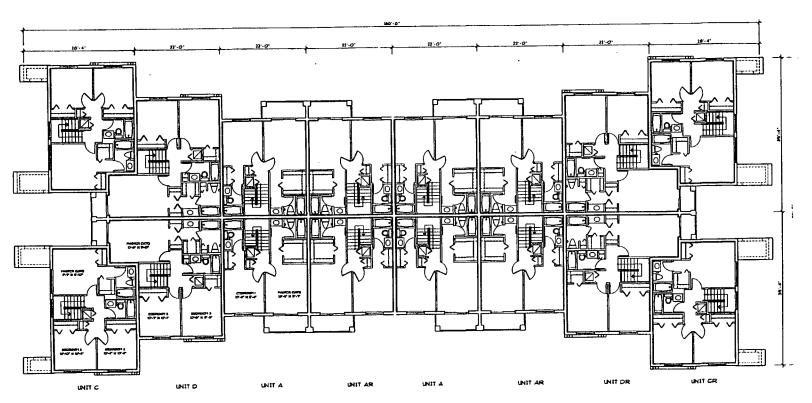
AREA SUMMARY UNIT D	
AIC FIRST PLOOR	194 B.F.
AIC SECOND PLOOR	TIO B.F.
TATOL A/C AREA	(444 SP.
BITRY	42 SP.
TOTAL	L486 6F.

10630 NORTHWEST 27TH STREET
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FAX: (305) 593-0096
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RESIDENTIAL DEVELOPMENT CORLIM HOMES, INC. MIAMI-DADE COUNTY, FLORIDA

TYPE II SCALE 1/8" -1"-0" CHECKED BY R.S.

DATE 02/28/02 0138



SECOND FLOOR PLAN 1/8"

10630 NORTHWEST 27TH STREET

MIAMI, FLORIDA 33172

TELEPHONE: (305) 593-0996

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RESIDENTIAL DEVELOPMENT

CORUM HOMES, INC.

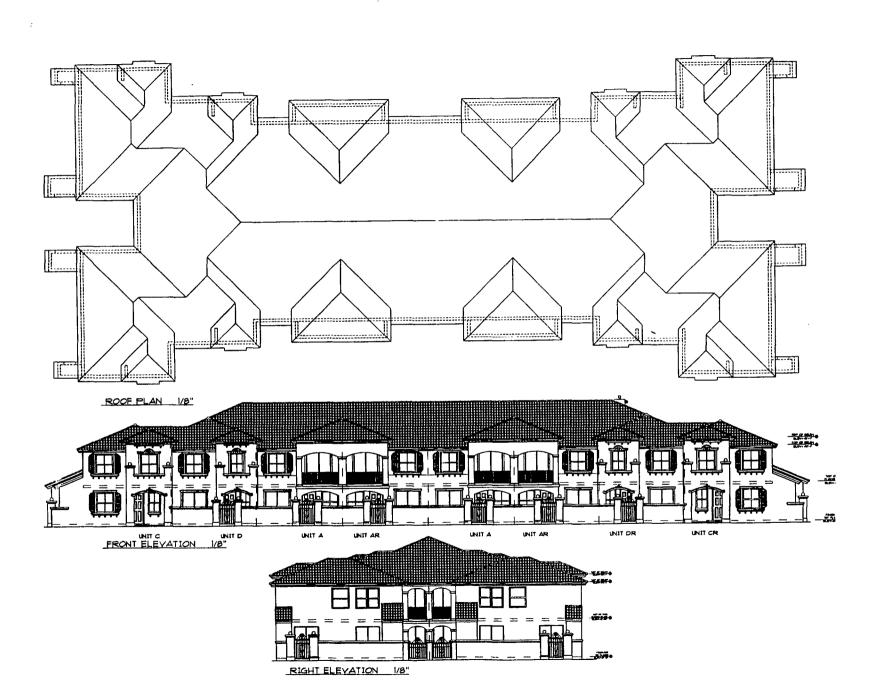
MIAMI-DADE COUNTY, FLORIDA

TYPE II
B UNITS

SCALE I/6"-11"-0"
CHECKED BY RED

CRAWN OY

DATE O2/18/O2



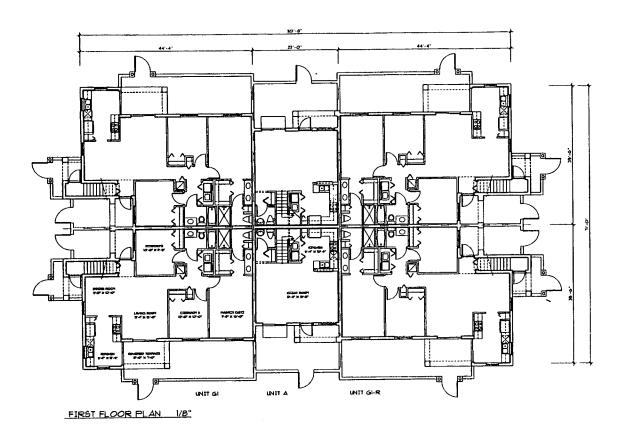
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MAMM, FLORIDA 33172
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RESIDENTIAL DEVELOPMENT CORUM HOMES, INC.
MIAMI-DADE COUNTY, FLORIDA BELLAGGIO

TYPE II SCALE 1/8"-1"-0" CHECKED BY R.S DATE 02/28/02

0138



AREA SUMM	ARY UNIT G
AIC AIGA	U271 GP. 04 GF.
COVERED TERMACE DATEY	04 QP; 44.4P;
TOTAL	1207 O.F.

AREA SUMMARY UNIT C	
AC AREA PROVI BALCONY DITHY	1284 6P. 84 6P. 76 6P.
TOTAL	1307 62.

	ARY UNIT A
MC PIRST FLOOR	934 8P
MC BECOND FLOOR	1,031 07.
INTRY	61 S.P.
DALCONT	51 A.F.



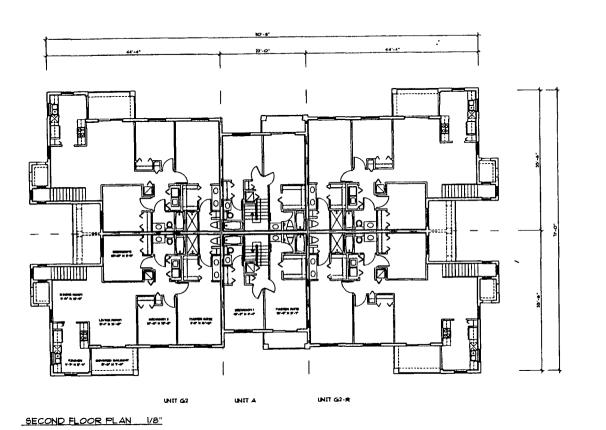
10630 NORTHWEST 27TH STREET
MAMI, FLORIDA 33172
TELEPHONE: (305) 593-9798
FAX: (305) 593-0096
CORP. LICENSE 0002489



BELLAGGIO
RESIDENTIAL DEVELOPMENT
CORM HOMES, INC.
MIAMI-DADE COUNTY, FLORIDA

TYPE III
B UNITS

SCALE //8'*-1'-O"
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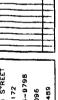


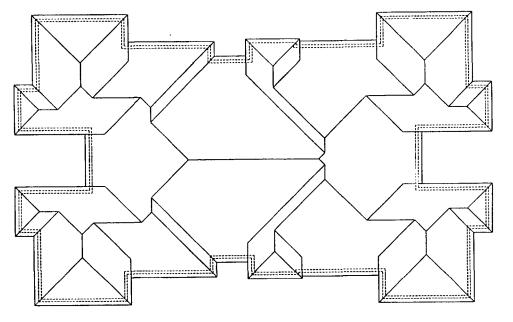
BELLAGGIO RESIDENTIAL DEVELOPMENT CORIM HOMES, INC. MIAMI-DADE COUNTY, FLORIDA

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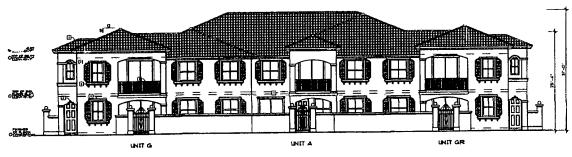
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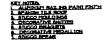


ROOF PLAN 1/8"



LEFT ELEVATION 1/8"

FRONT/ REAR ELEVATION 1/8"



BELLAGGIO RESIDENTIAL DEVELOPMENT CORLM HOMES, INC.

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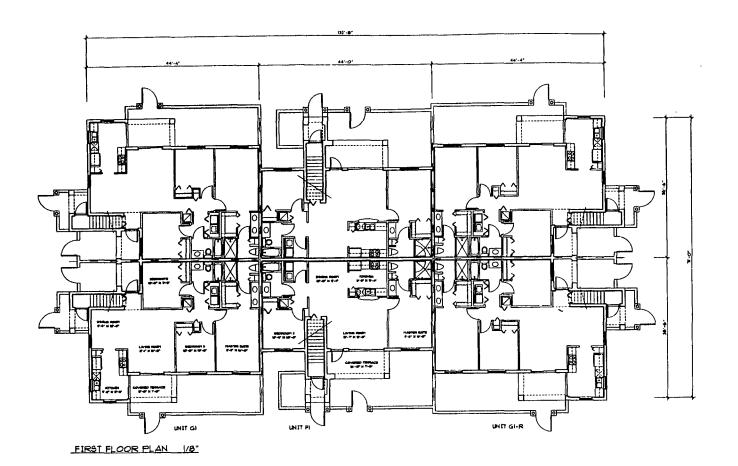
TYPE III

B UNITS

CHECKED BY R.S.

DATE 02/28/02

A-3



AREA SUMMARY UNIT GI
AC AREA
COVERED TEMPACE
DITRY
HO SP.
HO SP. TOTAL 1367 SF.

AREA SUMMARY UNIT G2 US4 6F. 84 8F. 26 8F.

1367 SP.

TOTAL

AREA SUMMARY UNIT FI TOTAL USS AF.

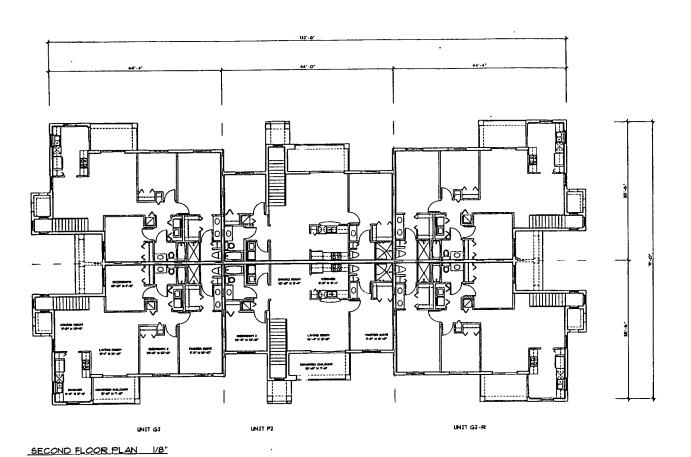
AREA SUMMARY UNIT F2
AND AREA
SUMMY
346 6F
BALCONY
12 6F. TOTAL 1213 SP.



RESIDENTIAL DEVELOPMENT CORLIM HOMES, INC. MIAMI-DADE COUNTY, FLORIDA BELLAGG 10

TYPE III SCALE 1/8"+1"-0" CHECKED BY R.S DRAWN BY DATE 02/28/02

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RESIDENTIAL DEVELOPMENT BELLAGG10

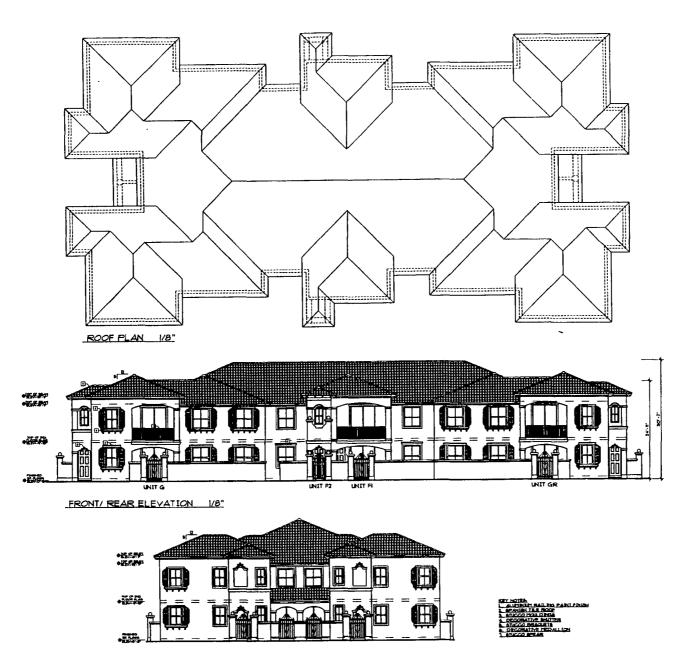
CORUM HOMES, INC. MIAMI-DADE COUNTY, FLORIDA

SCALE 1/6"+1"-0" CHECKED BY R.S DATE 02/28/02

TYPE III

10630 NORTHWEST 27TH STREET
MAMI, FLORIDA 33172
TELEPHONE: (305) 593-9798
FAX: (305) 593-0096
CORP LICENSE 0002489

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10630 NORTHWEST 277H STREET MIAMI, FLORIDA 33172 TELEPHONE: (305) \$93-9798

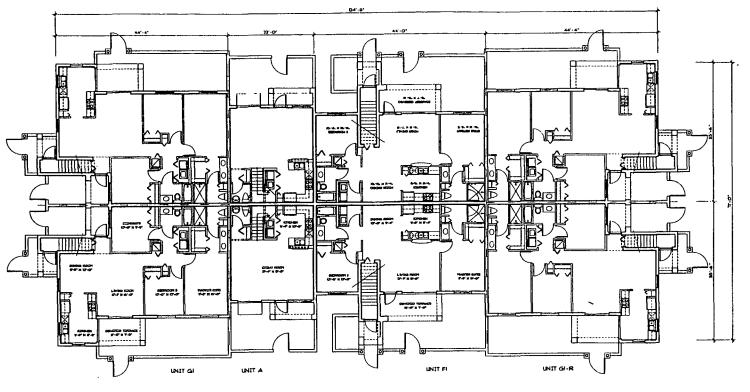
FAX: (305) 593~0096 CORP. LICENSE 0002489

RESIDENTIAL DEVELOPMENT CORUM HOMES, INC.
MIAMI-DADE COUNTY, FLORIDA BELLAGG 10

TYPE III SCALE 1/6" +1'-0" CHECKED BY RS

DATE 02/28/02 0138 A-3

LEFT / RIGHT ELEVATION 1/8"



FIRST FLOOR PLAN 1/8"

AREA SUMMARY UNIT O	
AC AREA COVERED TERRACE ENTRY	1227 6P. 84 6P. 65 0P.
D.I.R.	
TOTAL	UOT OF.

AREA SUMMARY UNIT G	
A/C AREA FRONT BALCONY BNTRY	1284 SP. 84 SP. 29 SP.
TOTAL	LINT OF.

AREA SUMMA	867 S.F.
A/C SECOND FLOOR	834 SF.
TOTAL AIC AREA	LOW B.P.
ENTRY	DI 8.P.
BALCONY	94 S.P.
TOTAL	(F33 GP.

AREA SUMM	ARY UNIT FI
AC AREA COVERED TERRACE	1021 6P. 82 OF
1014	UD S.F.

AREA SUM	MARY UNIT F2	
A/C AFEA DNIRT	1,008 BP. 36 SF.	
BALCONY	97 O.P.	
TOTAL	1219 O.F.	

REWINOND BY

10630 NORTHWEST 27TH STREET
MIAMI, FLORIDA 33172
TELEPHONE: (305) 593-9798
FAX: (305) 593-0096
CORP. LICENSE 0002489



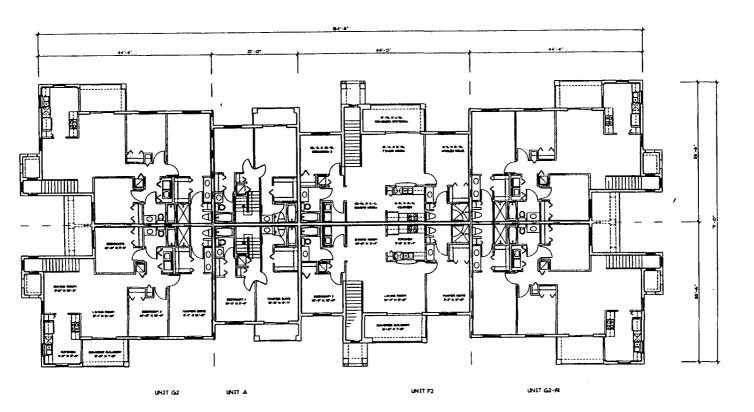
BELLAGGIO
RESIDENTIAL DEVELOPMENT
CORUM HOMES, INC.
MIAMI-DADE COINTY, FLORIDA

TYPE III W UNITS

SCAM V/S*-I'-O*
CHICKED BY RS

DATE 02/78/07
JOD 0138

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SECOND FLOOR PLAN

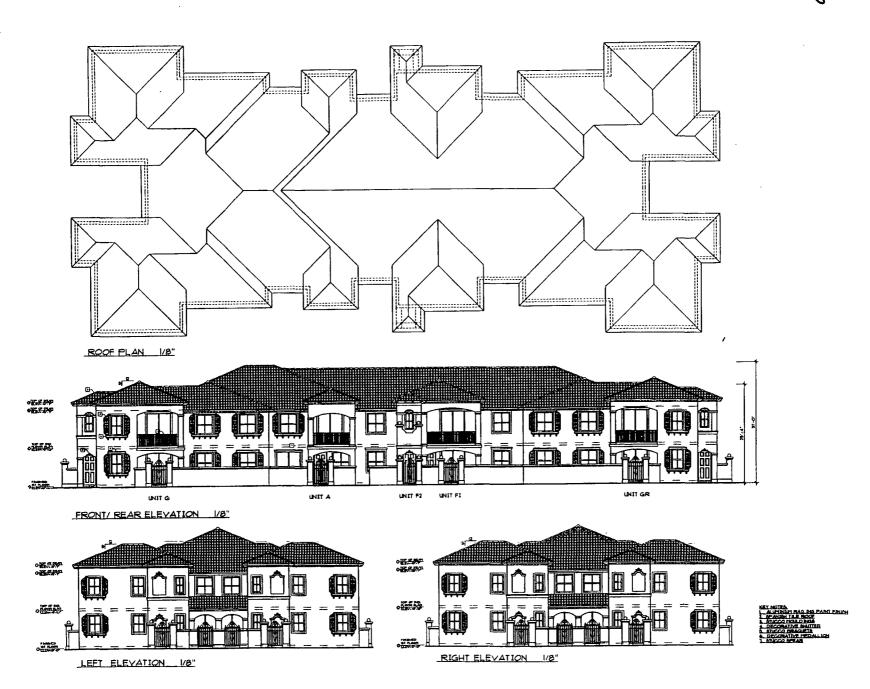


:: ARCHITECTS

RESIDENTIAL DEVELOPMENT CORLM HOMES, INC. MIAMI-DADE COUNTY, FLORIDA BELLAGG10

TYPE III SCALE 1/8"=1"-0" CHECKED BY R.S 0138

DATE 02/28/02



10630 NORTHWEST 27TH STREET
MIAMI, FLORIDA 33172
TELEPHONE: (305) 593-9798
FAX: (305) 593-0096
CORP. LICENSE 0002489 :: ARCHITECTS

RESIDENTIAL DEVELOPMENT CORIM HOMES, INC. MIAMI-DADE COUNTY, FLORIDA

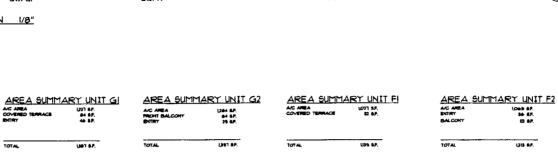
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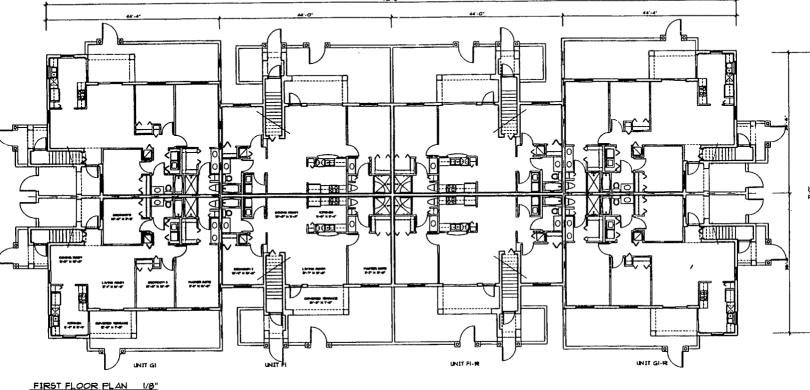
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DATE 02/28/02

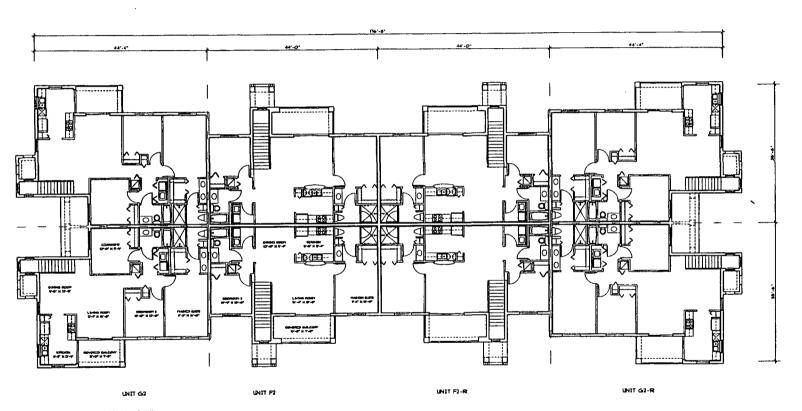
A-1

TYPE III SCALE V8"-1"-0" CHECKED BY RA





•)



SECOND FLOOR PLAN 1/8"

REVISIONS BY

10630 NORTHWEST 27TH STREET
MANN, FLORIGA 33172
TELEPHONE: (305) 593-9798
FAX: (305) 583-0096
CORP. LICENSE 0002489

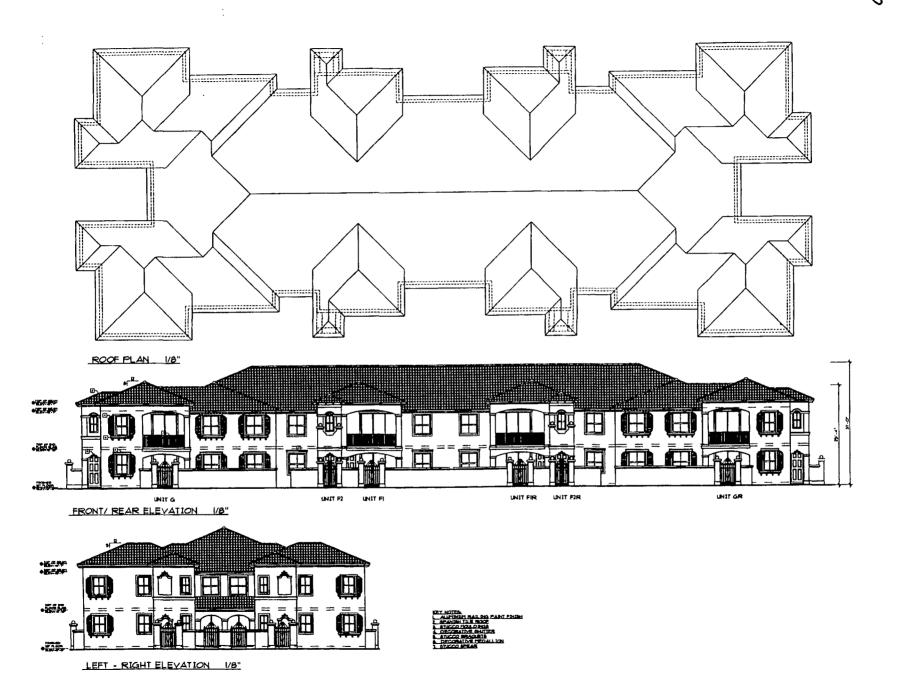
BELLAGGIO
RESIDENTIAL DEVELOPMENT
CORM HOMES, INC.
MIAMI-DADE COUNTY, FLORIDA

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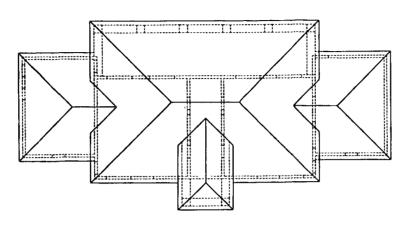
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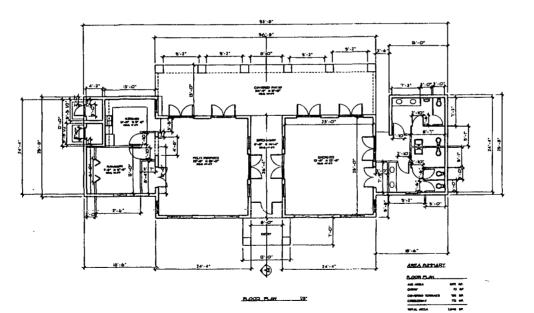
RESIDENTIAL DEVELOPMENT CORUM HOMES, INC. MIAMI-DADE COUNTY, FLORIDA BELLAGG 10

TYPE III

SCALE 1/8"=1"-0" CHECKED BY R.S.

DATE 02/28/02





10630 NORTHWEST 27TH STREET

MAMMI, FLORIDA 33172

TELEPHONE: (305) 593–9798

FAX: (305) 583–0096

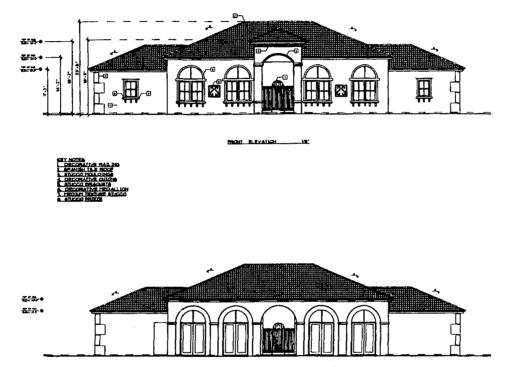
CORP. LICENSE 0002469



BELLAGGIO
RESIDENTIAL DEVELOPMENT
CORLH HOMES
MIAMI-DADE COUNT, FLORIDA

CLUBHOUSE

SCALE 1/4*=1'-0"
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10630 NORTHWEST 27TH STREET
MIAMI, FLORIDA 33172
TELEPHONE: (305) 593-9798
FAX: (305) 593-0096
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BELLAGGIO RESIDENTIAL DEVELOPMENT CORUM HOMES MIAMI-DADE COUNTY, FLORIDA

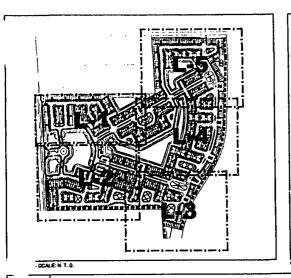
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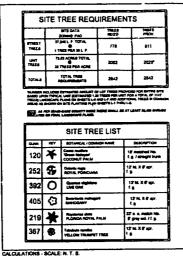
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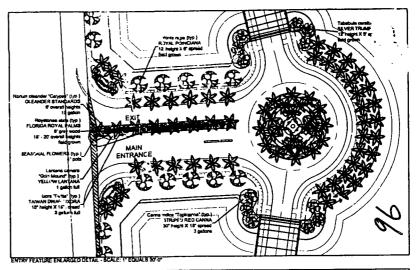
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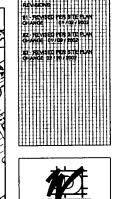
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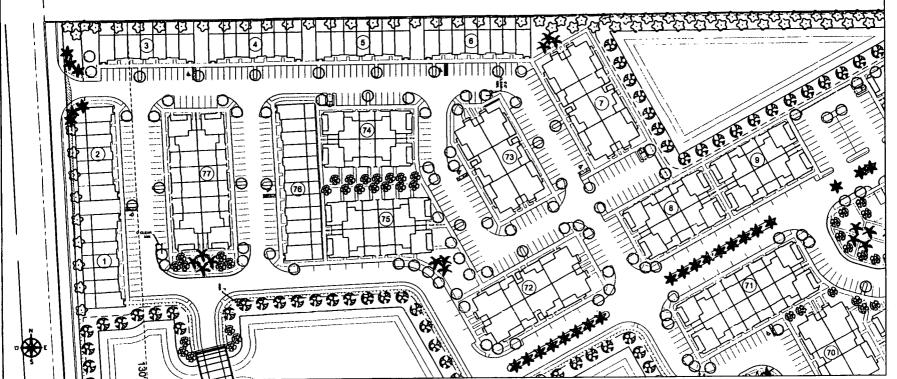


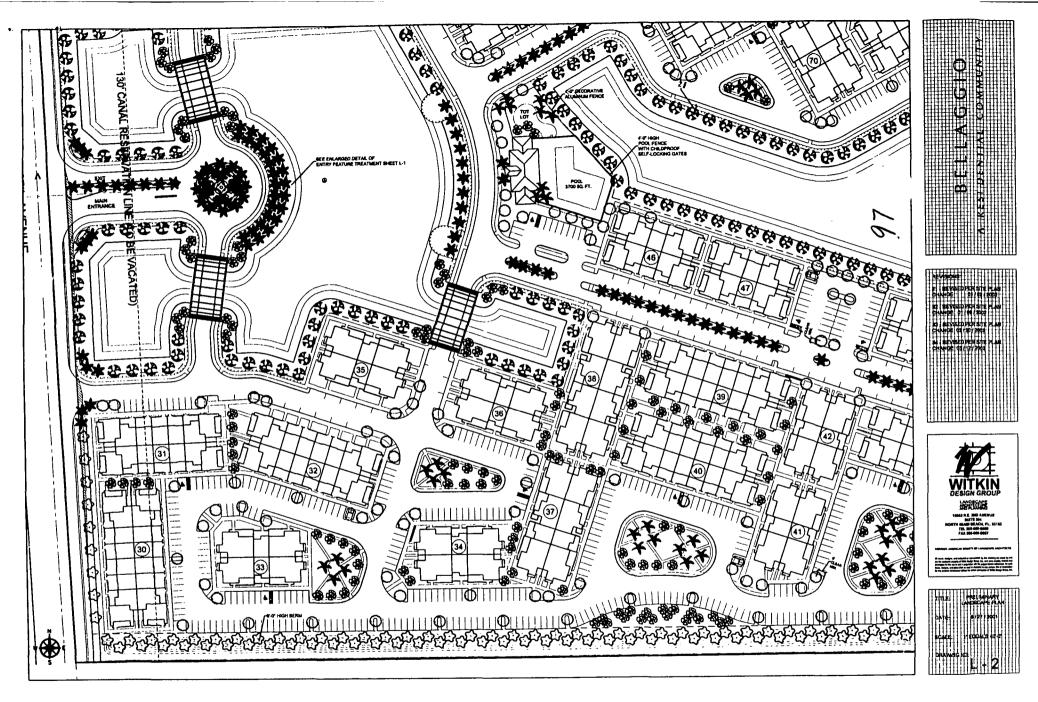




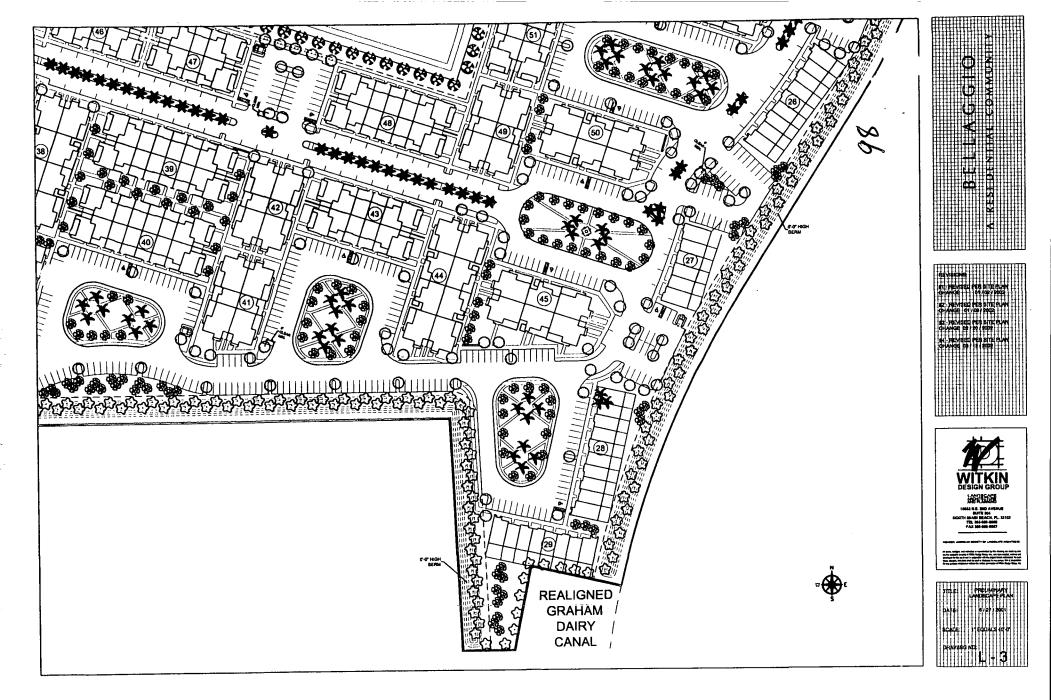




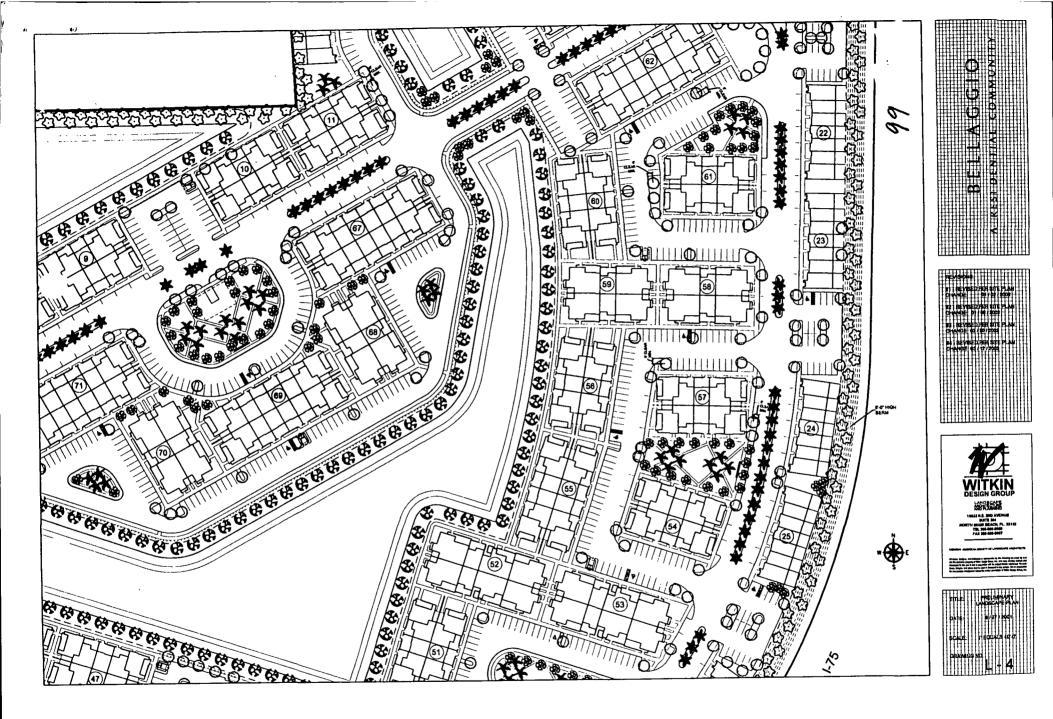




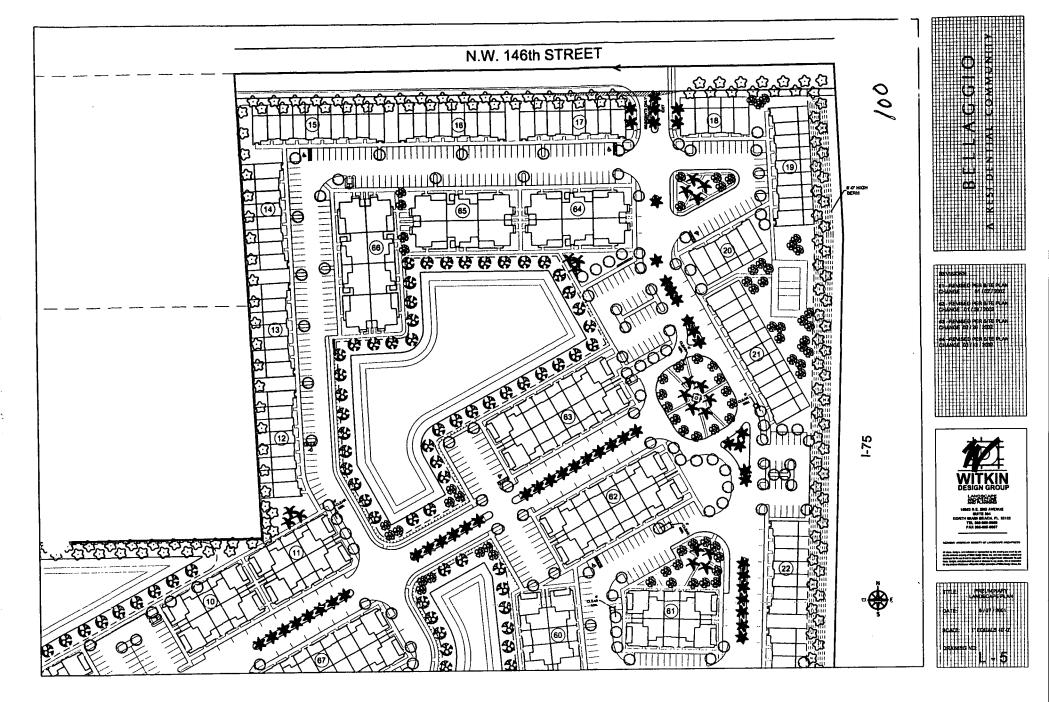
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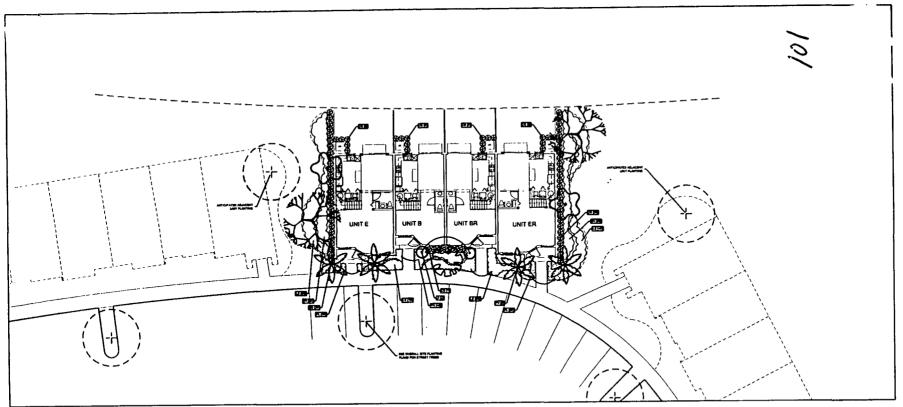
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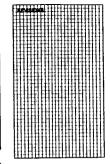
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LANDSCAPE LEGEN	D	
Ordinance 98-13		
ZONE DISTRICT: PAD		
Gross Land: 7140 (s.f.) Net Land: 7140 (s.f.)	Water B	
	RED	PROV.
Landscape Open Space (if applicable) Greenbelt Width (if applicable) Lewn Area (As defined in Ordinance)	N/A N/A SO%	N/A N/A 50%
TREES: Trees per scre: 28	5	
Note: 30% of required trees end/or palms shall be native species. Street Trees:	2	2 (respec
TOTAL NUMBER OF TREES	,	
SHRUBS: (10 shrube for each tree req.)	70	197
30% shrubs/hedge shall be native species. Imigation system required pursuant to Chapter 33 D	ade Count	Code

			LANDSCA	APE L	ST		
DIMITELY .	KETY	BOTANICAL / COMMON RAME	DESCRIPTION	QUANTITY	47	BOTANICAL / COMMON RAME	DESCRIPTION
2	22	Concourpus erectus GREEN BUTTONWOOD	10' ht. X 5' spr. f. g.	2	JI	Jatropha integerime PEREGRINA	6" o. a. ht. 15 gal.
1	:	Koelreuterie elegane GOLDEN RAIN TREE	10" ht. X 5" epr. f. g.	82	PL	Pentes introdute New Look Red SHORT RED PENTAS	1 gal. full
2	₹	Revensie medegescerienele TRAVELERS TREE	12' o. s. h1 f. g.	54	PV	Pittosporum tobins "Varlegata" VARIEGATED PITTOSPORUM	18" M. X 18" spr. 3 gal.
4	*	Veltchis montgomenyana MONTGOMERY PALM	14° o. s. matched hts. single trunk f. g.	62	sv	Schefflere arboricole 'Trinette' DWARF SCHEFFLERA	18" N. X 18" apr. 3 gal.
79	cs	Conocerpus erectue 'Sericeus' SILVER BUTTONWOOD	24" ht. X 24" spr. 3 gal.	AS REOD	LAWN	St. Augustine Floretam	Solid Even Sod
172	LΕ	Lirope muscari 'Evergreen Glant' LILYTURF	1 gal. full				

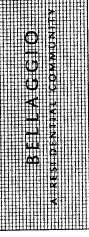


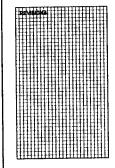


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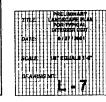
LANDSCAPE LIST							
GLIMITITY	ICTY	BOTANICAL / COMMON NAME	DESCRIPTION	QUANTITY	iær	BOTANICAL I COMMON NAME	DESCRIPTION
17	*	Cerpentaria scuminata CARPENTARIA PALM	16' o. a. matched hts. eingle trunk f. g.	24	DB	Dietee blooker YELLOW AFRICAN IRIS	1 gel. full
4	3	Cordis sebestera GEIGER TREE	10' ht. X 5' apr. f. g.	369	LV	Lirope muecari "Verlegato" AZTEC GRASS	1 gal. full
174	AC	Aliamanda cetherico Hendersonii Dwarf BILVER BUTTONWOOD	18" ht. X 18" spr. 3 gal.	40	٦٧	Jaeminum volubšo WAX JASMINE	18" ht. X 18" spr. 3 gal.
46	CI	Chrysobelerus losco Red Tip' COCOPLUM	24" ht. X 24" spr. 3 gel.	AS REOD	LAWN	St. Augustine Floratem	Solid Even Sod
6	СТ	Cordyline terminalis Black Magid HAWAIIAN TI PLANT	3' o. e. ht. 7 gal.				

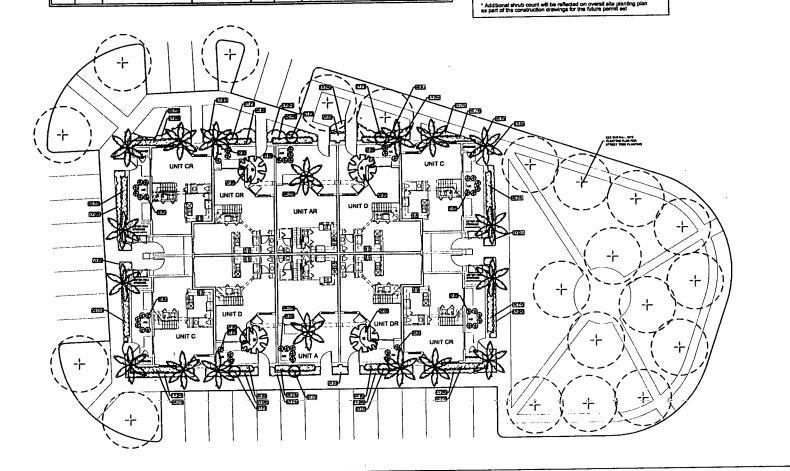
Ordinance 98-13		
ZONE DISTRICT: PAD		
Gross Land: 19,180 (s.f.) Net Land: 19,180 (s.f.)		r Bodies:
	REQ.	PROV
Landscape Open Space (if applicable) Greenbelt Width (if applicable)	N/A	N/A N/A
Greenbelt Width (if applicable) Levin Area (As defined in Ordinance)	N/A 50%	50%
TREES:	12	12
Trees per acre: 28	12	1 -
Note: 30% of required trees and/or paims shall		1
be native species.	17	16 (0000
Street Trees:		
	29	1
TOTAL NUMBER OF TREES	28	30
SHRUBS: (10 shrubs for each tree req.)	290	266
30% shrubs/hedge shall be native species. Impation system required pursuant to Chapter 33 De		



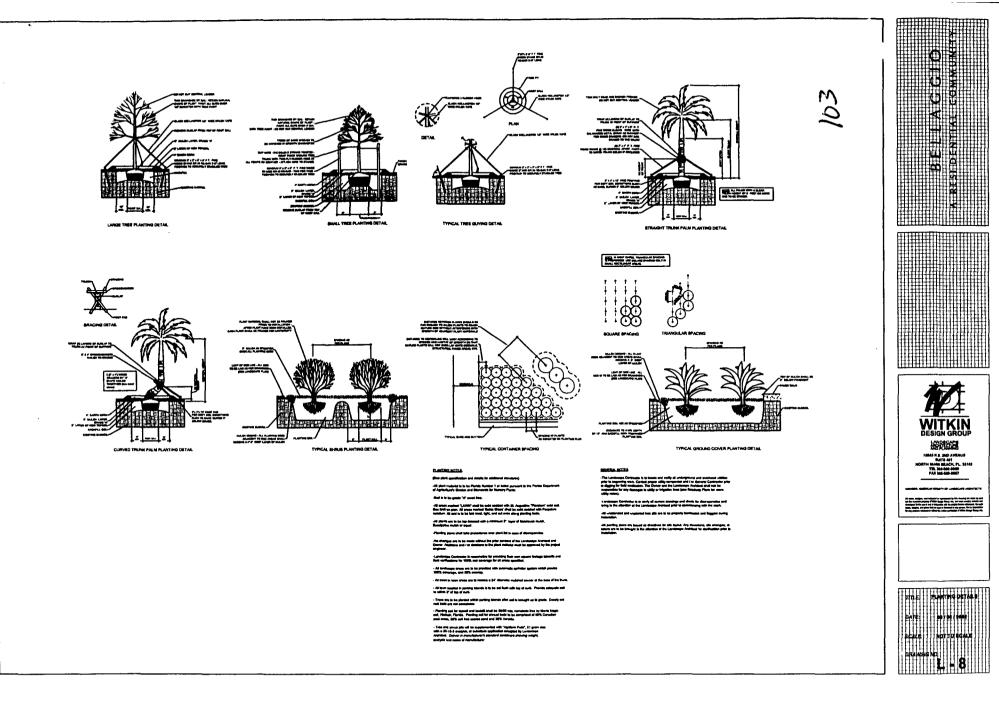




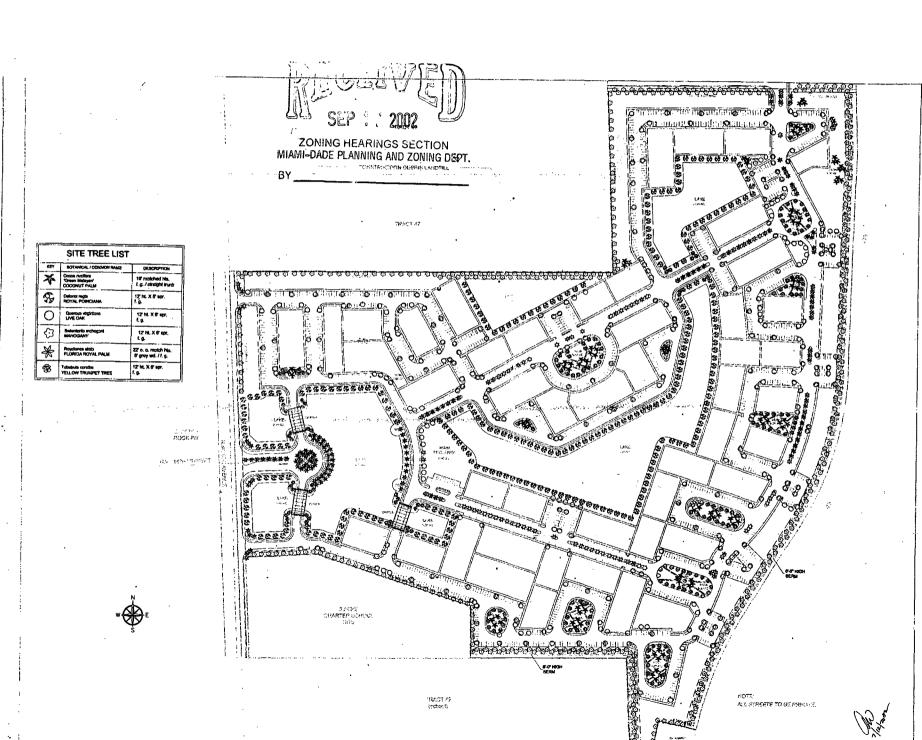








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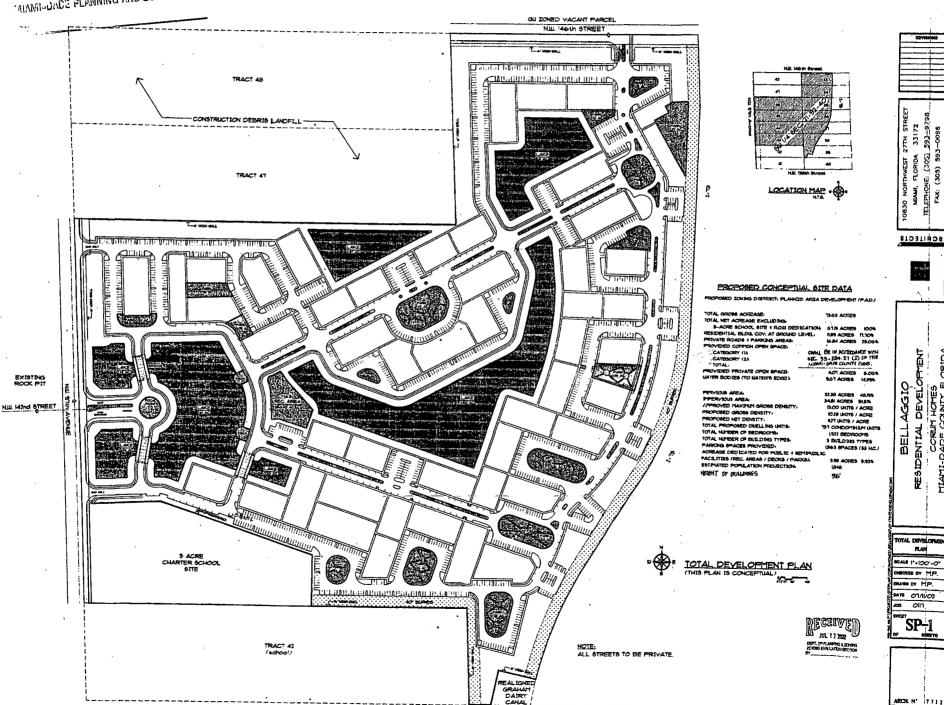
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DATE: 07 094/2002

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ZONING HEARINGS SECTION HAMILUADE PLANNING AND ZONING DEFT.



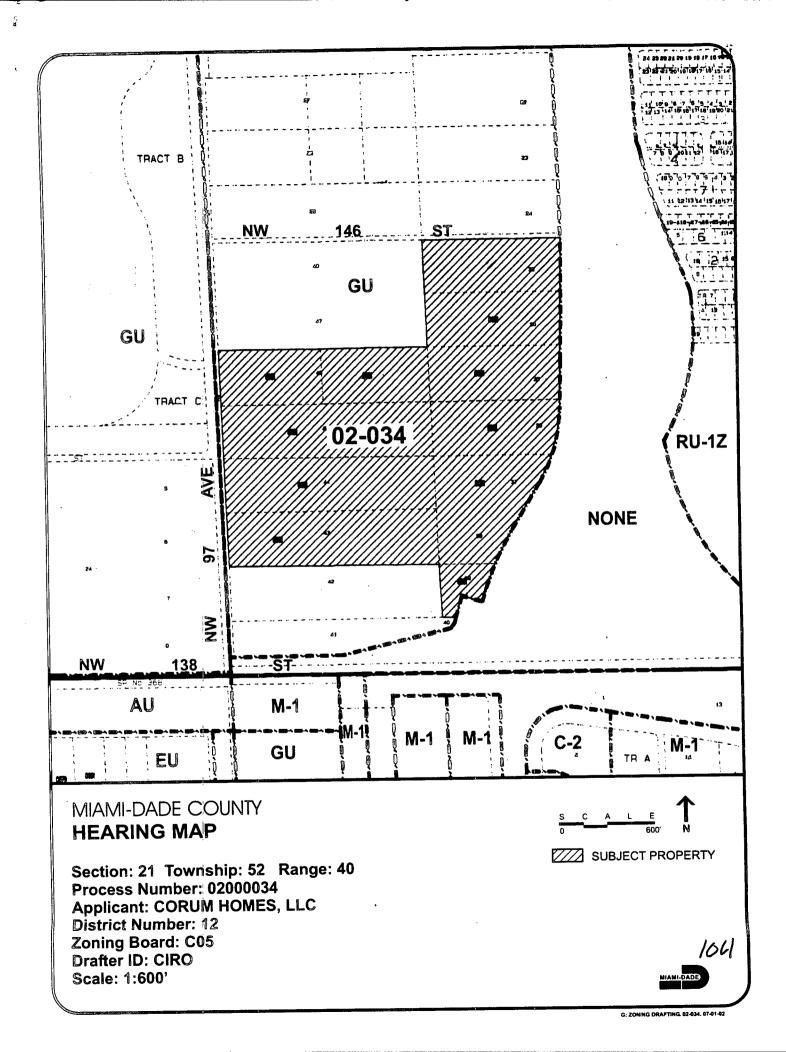
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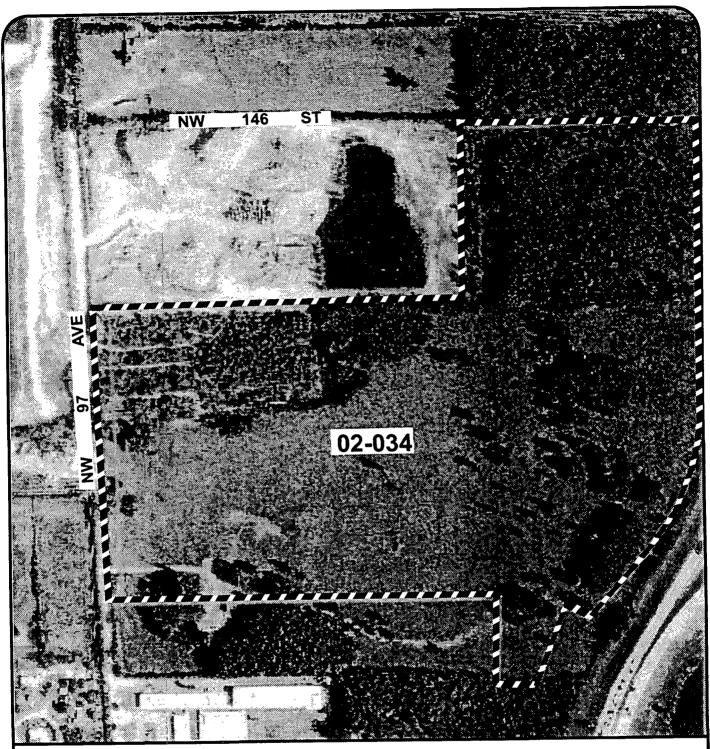
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BELL DENTIAL CORUM HOMES
MIAMI-DADE COUNTY, FL



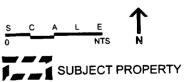


MIAMI-DADE COUNTY

AERIAL

Section: 21 Township: 52 Range: 40 Process Number: 02000034 **Applicant: CORUM HOMES, LLC**

District Number: 12 Zoning Board: C05 Drafter ID: CIRO Scale: NTS





A. CORUM HOMES, LLC (Applicant)

02-4-CZ5-1 (02-34) Area 5/District 12 Hearing Date: 5/30/02

Property	Owner (if different from	ı applicant) <u>Same.</u>		
	n option to purchase 【 Yes □ No ☑	☐ / lease ☐ the property predica	ated on the approval	of the zoning
Disclosur	e of interest form attacl	ned? Yes ☑ No □		
	<u>Previ</u>	ious Zoning Hearings on the Pr	operty:	
<u>Year</u>	<u>Applicant</u>	Request	Board	Decision
			•	NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

TEAM METRO NORTHWEST OFFICE

ENFORCEMENT HISTORY

CORUM HOMES, LLC	SOUTH OF NW 146 STREET AND BETWEEN NW 97 AVENUE AND I-75, MIAMI-DADE COUNTY, FLORIDA
APPLICANT	ADDRESS
5/30/2002	02-34
DATE	HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

NO CURRENT ENFORCEMENT ACTION.

MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD - AREA 5 MOTION SLIP

• •	Name: CORUM			Objec	tors:	None	
Hearing N	o. 02-4-CZ5-1 ((02-34)	<i>:</i>	Heari	ng Date	April 18, 2002	
		Resolution	on No. CZ	AB50	12		
Motion: Per Depart	tment					ditions:	
Per DIC				Defer	red to: _	May 30th, 2002	
Approved a	as Requested			Withd	rawal _		
Denied Wi	thout Prejudice						
Denied Wi	th Prejudice						
Other:							
Revised pl	ans accepted?	YES				_	
Covenant	accepted?	YES		<u></u>			
				157	T		
				Yes	No	Absent	
	Stuart C. Argue			7 7	<u> </u>	ļ	
	Jorge I. Bonser		_5	-			
	Enrique Gonza				ļ	 	
	Archie E. McKa	ıy Jr.		7			
	Paul Odell Roberto P. Seri	ranc	····	 	 	 	
	Gustavo Expos			 ``	 	 	
	VOTE: 5 TO 8						
EXHIBITS:	YES	№		Count	y Attorn	ey: Sohn Mathni	

DEVELOPMENTAL IMPACT COMMITTEE RECOMMENDATION TO COMMUNITY ZONING APPEALS COUNCIL 5

APPLICANT: Corum Homes, LLC PH: Z02-034 (02-4-CZ5-1)

SECTION: 21-52-40 **DATE:** May 30, 2001

COMMISSION DISTRICT: 12 ITEM NO.: A

A. INTRODUCTION

o REQUESTS:

(1) GU to PAD

- (2) SPECIAL EXCEPTION to permit site plan approval for proposed residential developments.
- (3) UNUSUAL USE to permit lake excavations.
- (4) UNUSUAL USE to permit an entrance feature.
- (5) NON-USE VARIANCE OF ZONING REGULATIONS requiring section line roads to be 80' in width; to vary same to permit a right-of-way width of 25' (40' required) on the east side of N.W. 97 Avenue.
- (6) NON-USE VARIANCE OF ZONING REGULATIONS to permit common open space of the category 1 requirements to be 27.43% (60% minimum required).
- (7) NON-USE VARIANCE OF ZONING REGULATIONS to permit private open space of the interior floor area to be 6.19% (60% minimum required).

A plan is on file and may be examined in the Department of Planning and Zoning entitled, "Bellaggio Residential Development," as prepared by Sotolongo Architects and landscaping plans by Witkin Design Group, sheets L-1 through L-8 dated last revised 2/20/02 consisting of a total of 64 sheets. Plans may be modified at public hearing.

o SUMMARY OF REQUESTS:

The applicant is requesting a zone change from GU, Interim District, to PAD, Planned Area Development District, and a special exception to permit site plan approval for a proposed 837 multi-family residential unit development. In addition, the applicant is seeking an unusual use to permit multiple lake excavations and an entrance feature, as well as a non-use variance to permit a right of way dedication of 25 feet on the east side of NW 97 Avenue, where 40 feet is required. The applicant is also seeking non-use variances to permit less common open space of the category 1 requirements and less private open space of the interior floor area than is required.

ĵ

 LOCATION: South of NW 146 Street and between NW 97 Avenue and I-75, Miami-Dade County, Florida.

o **SIZE**: 73.63 acres

o IMPACT:

The proposed residential development will provide additional housing to the community, but will bring an increase in traffic and noise into the area and will impact schools and public services.

B. ZONING HEARINGS HISTORY: None

C. NEIGHBORHOOD CHARACTERISTICS:

EXISTING ZONING EXISTING LAND USE PLAN DESIGNATION

Subject Property:

GU, vacant property Low-medium density residential, 5 to 13

units per gross acre

Surrounding Properties:

NORTH: GU, construction debris

Landfill and vacant

property

Low-medium density residential, 5 to 13

units per gross acre

SOUTH:

GU and Interstate 75,

school

Low-medium density residential, 5 to 13

units per gross acre

EAST:

Interstate 75

Interstate 75

WEST:

GU, vacant

property

Estate density residential 1 to 2.5

dwelling units per gross acre with (DI-1) one density increase with urban design

and business and office

The subject parcel is located west of Interstate 75 and north of the City of Hialeah. This area was once characterized with small five acre or plus clean fill dumps. In the 1990's the area was redesignated for residential use, albeit estate density, 1 to 2.5 units per gross acre. Subsequently, the linear strip of land located between NW 138 Street and NW 170 Street and between NW 97 Avenue and the I-75, in which the subject parcel exists was redesignated to residential low to medium density, 5 to 13 units per gross acre. The parent parcel, which is a wedge of land located between the I-75 and estate density designated land to the west remains unimproved.

Corum Homes, LLC Z02-034 Page 3

D. SITE AND BUILDINGS:

Site Plan Review:

Acceptable Scale/Utilization of Site: Acceptable Location of Buildings: Acceptable Compatibility: Acceptable Landscape Treatment: Acceptable Open Space: Acceptable Buffering: Acceptable Access: Acceptable Parking Layout/Circulation: Acceptable Visibility/Visual Screening:

Energy Considerations: N/A Roof Installations: N/A

Service Areas: Acceptable

Signage: N/A

Urban Design: Acceptable

E. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for district boundary changes taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

The Board shall hear an application for and grant or deny **special exceptions**; that is, those exceptions permitted by regulations only upon approval after public hearing, new uses and **unusual uses** which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards,

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or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.

Upon appeal or direct application in specific cases, the Board shall hear and grant applications for **non-use variances** from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.

F. NEIGHBORHOOD SERVICES:

DERM
Public Works
Parks
No objection
No objection
MDTA
No objection
Fire Rescue
Police
No objection
No objection
No objection
No objection

Schools 337 students based on 843 units

Planning & Zoning No objection

G. RECOMMENDATION:

Approval of request #1 subject to the Board's acceptance of the proffered recordable agreement which among other things provides that development of the subject site be substantially in accordance with the submitted site plan; that the maximum number of dwelling units on the property be 837; and that development of the property is projected to commence in May 2003 and build-out in May 2007. Said agreement also provides additional quantitative data regarding number of bedrooms, building coverage, open space, residential density, nonresidential construction, private roads and private areas, and population projection.

Approval with conditions of requests # 2 through #4, #6 and #7; and denial without prejudice of request #5 unless withdrawn by the applicant.

The DIC Executive Council believes that the proposed site plan provides adequate open space, amenities, common areas, and landscaping. In addition, the site plan has been designed to include urban design principles. The Council is of the opinion that the proposed zone change will be in keeping with the Comprehensive Development Master Plan (CDMP) residential designation for the subject parcel. When taking into consideration the reasonableness of the applied for rezoning and special exception in relation to the present and future development of the area, the Executive Council finds that the zone change request will permit a residential development which is **consistent** with the CDMP, and will not be contrary to the public interest. The Council also finds

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that the proposed development will also be **compatible** with the surrounding area and would not be contrary to the public interest. The Executive Council has no objections to the variance of private open space and common open since it is compensated by the additional indoor living space to accommodate the residents and the proposed amenities. The Executive Council also notes that the applicant will provide the required 40 feet of dedication for the east side of NW 97 Avenue, therefore request #5 to permit a right-of-way width of 25 feet on the east side of NW 97 Avenue is no longer necessary and should be denied without prejudice unless withdrawn by the applicant.

PROJECT DESCRIPTION

The applicant, Corum Homes, LLC is requesting a zone change from GU, Interim District, to PAD, Planned Area Development District, and a special exception to permit site plan approval for a proposed 837 multifamily residential unit development. In addition, the applicant is seeking an unusual use to permit multiple lake excavations and an entrance feature and a non-use variance to permit less dedication for a section line right-of-way than is required. The applicant is also seeking non-use variances to permit less common open space and less private open space than is required. The subject property consists of approximately 73.63 acres and is located south of NW 146 Street and between NW 97 Avenue and Interstate 75. The property is currently undeveloped and is surrounded by a school to the south, a construction debris landfill and vacant land to the north, Interstate 75 on the east and vacant property to the west.

The applicant proposes three building types consisting of two-story townhouses and two-The building elevations are fitted with Mediterranean-style story apartments. architectural elements such as barrel roof tiles, entrance courts, porches and shutters on windows. A large number of the buildings are arranged along six organically shaped lakes. Three of the lakes are intentionally placed adjacent to NW 97 Avenue to become an integral part of the entrance into the development. These lakes are integrated with a large fountain and landscaped median and are connected to pedestrian paths and bridges that will lead residents and visitors into the residential community. boulevards are placed on an axis with the three lakes. Said streets afford uninterrupted views of some of the community's architecture, squares and pedestrian scaled streets from the main entrance off NW 97 Avenue to the east portion of the site. These two boulevards form the organizational element for the whole development as they directly affect the placement of the remaining streets and public open space proposed for the residential community. Three additional lakes are sited interior to the subject parcel. These are designed as thin linear elements that meander through the interior of the development. Buildings are placed close to the lakes to take advantage of the vistas afforded by the water element, but most importantly, the lakes' perimeter has integrated sidewalks to give pedestrians the ability to jog or stroll along the water. Those buildings that do not front on a lake are placed near or in front of squares and plazas that are distributed throughout the site. It is the applicant's intent that all buildings have a view of a water feature or open space or is placed in close proximity to either amenity. Large parking fields are avoided by placing some parking areas in small parking fields tucked on the sides of buildings or by placing parking areas around one of the proposed squares or plazas. The success of the plan derives from the adoption of a number of

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urban design principles as demonstrated by the Miami-Dade County Urban Design Manual. The site incorporates an interconnected system of blocks and streets as well as a network of open space that is defined by buildings or the block's edge. The open space locations afford opportunities for the establishment of community focal points. The applicant has introduced a number of focal points by placing greens that terminate street vistas and incorporating buildings and fountains in said areas. The applicant has also provided a network of pedestrian paths that connect the buildings to the surrounding lakes, parking areas and recreation spaces.

COMMENTS AND MAJOR CONCERNS

Ordinance Number 75-47 charges the Developmental Impact Committee (DIC) to address applications with respect to: (I.) conformance with all applicable plans; (II.) environmental impact; (III) impact on the economy; (IV.) impact on essential services; and (V.) impact on public transportation facilities and accessibility.

The following comments address these specific charges with regard to the subject application:

I. CONFORMANCE WITH ALL APPLICABLE PLANS

A. RELEVANCE TO THE COMPREHENSIVE DEVELOPMENT MASTER PLAN APPLICABLE CDMP GOALS, OBJECTIVES AND POLICIES

Land Use Objective 5

Upon the adoption of this plan, all public and private activities regarding the use, development and redevelopment of land and the provision of urban services and infrastructure shall be consistent with the goal, objectives and policies of this Element, with the adopted Population Estimates and Projections, and with the future uses provided by the adopted Land Use Plan (LUP) map and accompanying text titled "Interpretation of the Land Use Plan Map", as balanced with the Goals, Objectives and Policies of all Elements of the Comprehensive Plan.

Land Use Element Goal

Provide the best possible distribution of land use and services to meet the physical, social, cultural, and economic needs of the present and future populations in a timely and efficient manner that will maintain or improve the quality of the natural and man-made environment and amenities, and preserve Miami-Dade County's unique agricultural lands.

Land Use Policy 5B

All development orders authorizing a new land use or development, or redevelopment, or significant expansion of an existing use shall be contingent upon an affirmative finding that the development or use conforms to, and is consistent with the goals, objectives and policies of the CDMP including the adopted LUP map and accompanying "Interpretation of the Land Use Plan

Map". The Director of the Department of Planning and Zoning shall be the principal administrative interpreter of the CDMP.

Land Use Policy 2A

All development orders authorizing new, or significant expansion of existing, urban land uses shall be contingent upon the provision of services at or above the Level of Service (LOS) standards specified in the Capital Improvements Element (CIE).

The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **low-medium density residential**.

This category allows a range in density from a minimum of 5.0 to a maximum of 13 units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments. Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre.

The requested multi-family residential development is **consistent** with the Comprehensive Development Master Plan Land Use map.

DEPARTMENT OF PLANNING AND ZONING DIRECTOR'S EVALUATION

The CDMP designates the subject property for low-medium density residential which permits a maximum density of 13 dwelling units per gross acre. The PAD district density threshold cannot exceed the density permitted by the Master Plan for the subject site. The CDMP would permit a total of 957 units. As such, the proposed PAD district with 837 residential units at a density of 11.37 units per gross acre is consistent with the CDMP. Staff does not object to the requested variance to provide less private and public open space than is required. Staff notes that the six lakes will be used by future residents for outdoor recreation areas. As previously mentioned, the lakes will integrate pedestrian paths to provide the public with additional areas for jogging or strolling. In addition, the numerous squares and small greens provide areas for recreation as well. The PAD zoning district's high open space requirement works well when creating mid-rise to high-rise buildings surrounded by large open spaces. The recent trend in site plan development and urban design has been to create human scaled buildings that front intimate public open space in the form of squares, plazas and small greens. Due to this design trend which spreads the density horizontally rather than vertically as is done with a high rise, the parcel is not able to accommodate large open space Notwithstanding the aforementioned, staff is of the opinion that as planned the site plan provides sufficient open space to meet the recreational needs of the future residents of this community. Staff has no objections to the variance of private open space since it is compensated by the additional indoor living space to accommodate the residents and the proposed amenities. In addition, the applicant will provide the required 40 feet

of dedication for the east side of NW 97 Avenue, therefore request #5 to permit a right-of-way width of 25 feet on the east side of NW 97 Avenue is no longer necessary. The proposed multi-family residential development is consistent with the Master Plan and compatible with the surrounding area and would not be contrary to the public interest. Staff notes that the applicant will be required to submit a recordable agreement and a development schedule as part of the approval of this application in accordance with Section 33-284.26(B) of the Zoning Code. Staff has no objection to this application being approved subject to the stated conditions.

B. MULTI-YEAR CAPITAL IMPROVEMENT PROGRAM

The General Services Administration Department has reviewed this application with respect to its compatibility with the County's current Capital Budget and Multi-Year Capital Plan. This plan is prepared pursuant to state growth management legislation and the Miami-Dade County Code. This application does not conflict with the current plan.

II. ENVIRONMENTAL IMPACT

A. WATER MANAGEMENT

The subject property is located within Basin"B." Cut and fill criteria as well as drainage restrictions are in effect within this basin. Any development on this property shall be required to set aside surface water management areas that shall comply with basin requirements. Development criteria for that basin is based on providing 28.6% of the total land area of the project for surface water management so that the post development stage of the project does not exceed county flood criteria plus 8 inches or elevation + 7.30 ft. N.G.V.D. DERM does not object to the approval of this application subject to compliance with the requirements of the basin and submittal of cut and fill calculations prior to plat approval, site plan approval or prior to issuance of any permit by the County and the South Florida Water Management District.

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-suite retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures. All the stormwater shall be conveyed into the stormwater management areas.

An Individual Environmental Resource Permit from the South Florida Water Management District (SFWMD) shall be required for the construction and operation of the required surface water management system. The applicant is advised to contact DERM in order to obtain additional information concerning these requirements.

Site grading and development must comply within requirements of Chapter 11C of the Miami-Dade County Code. Any proposed development shall comply with county and federal flood criteria requirements. The proposed development

order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the CDMP subject to compliance with the conditions required by DERM for this proposed development order.

B. SOLID WASTE DISPOSAL

The subject property is located north and east of Security Estates, which is an active lakefill, landfill and mechanical recycling facility (MRF) with complaints on file. Also, the subject property is within a mile of numerous solid waste sites, both active and inactive, which generate heavy truck traffic.

Therefore, DERM offers the following recommendations:

- Groundwater at the subject site may be contaminated. Therefore, groundwater assessment is recommended. Further, stormwater may not be discharged into contaminated groundwater and contaminated groundwater should not be used for irrigation. Proper control of contaminated groundwater is also recommended during activities such as excavating or dewatering (including proper worker safety precautions to prevent exposure).
- 2. Methane gas can migrate from solid waste areas to adjacent sites, presenting both an explosive hazard and a health hazard. Therefore, assessment for methane gas is recommended.
- 3. If solid waste is found during excavation, DERM must be notified, and any excavated materials must be disposed of properly and backfilling must be with clean fill.

C. TREE PRESERVATION

Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

D. WETLANDS

The subject property is located in the East Turnpike Wetlands Basin in an area that is generally considered to be jurisdictional wetlands because it is underlain by depression hydric soils. Therefore, the applicant will be required to obtain a Class IV Wetland Permit for any work on the jurisdictional wetlands as defined by Chapter 24-3 of the Code of Miami-Dade County, Florida, unless:

1. The subject property was reviewed by the Miami-Dade County Developmental Impact Committee (DIC) and received an approved development order as a result of that process prior to July 1, 1994, or

- 2. A valid dredge and fill permit or surface water management permit was issued by the U.S. Army Corps of Engineers, the State of Florida Department of Environmental Protection (or the former Florida Department of Environmental Regulation) or the South Florida Water Management District for work on the subject property prior to July 1, 1994, or
- 3. A statement has been issued or will be issued by the Florida Department of Environmental Protection (or the former Florida Department of Environmental Regulation) declaring that the subject property is non-jurisdictional. The owner of the subject property must have had a petition pending for this statement prior to July 1, 1994.

The applicant, Corum Homes, LLC (FW00—52), put in an application for a Class IV Permit on September 6, 2001 and is still currently in the application process.

The applicant is advised that permits from the U.S. Army Corps of Engineers (305-526-7181), the State of Florida Department of Environmental Protection (561-681-6600), and the South Florida Water Management District (1-800-432-2045) may be required for the proposed project. It is the responsibility of the applicant to contact these agencies for their permit requirements.

E. AIR QUALITY PRESERVATION

DERM staff from the Air Quality Management Division has reviewed the available information, and does not anticipate that this project will adversely impact the local air quality.

III. IMPACT ON THE ECONOMY

It is estimated that for a total of 837 multifamily residential units sold at \$120,000.00 per unit, the operating revenue and cost to Miami-Dade County and the School Board will be as follows:

	County	School Board	Combined
Total Revenues	\$3,456,397.	\$1,631,677.	\$5,088,074.
Total Costs	2,867,058.	1,255,299.	4,122,357.
Net Fiscal Impact	\$ 589,339.	\$ 376,378.	\$ 965,717.

The net fiscal impact of this proposal is estimated to provide a positive operating revenue to Miami-Dade County of \$589,339.00 and a net surplus of \$376,378.00 to the School Board, for a combined total for both jurisdictions of \$965,717.00.

IV. IMPACT ON ESSENTIAL GOVERNMENTAL SERVICES

A. POTABLE WATER SUPPLY

The subject property is located within the franchised water service area of the Miami-Dade Water and Sewer Department (MDWASD). The closest public water main is a 16-inch main from the City of Hialeah. Connection of the proposed development to the public water supply system shall be required. The applicant has already entered into an agreement with the MDWASD which will connect to an existing 12" water main at NW 146 Terrace east of I-75 and will extend a new 16" water main to the west of I-75. The applicant will connect from here and extend west along NW 146 Street a new 16" water main to the northwest corner of the subject property. The applicant will also extend a new 20" water main along NW 97 Avenue fronting the property. Any proposed water main extension inside the subject property should be 12" and 8" minimum with two points of connection. The estimated demand for this project is 210,750 gallons per day (gpd). This figure does not include irrigation demands.

The source of water for these mains is MDWASD's Hialeah Preston Water Treatment Plant, which has adequate capacity to meet projected demands from this project. The plant is presently producing water, which meets Federal, State and County drinking water standards.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding that adequate system capacity is available for this project, DERM will require that water conserving plumbing fixtures be installed in accordance with the requirements of the South Florida Building Code in order to use more efficiently the southeast Florida water resources.

It is recommended that the landscaping conform with xeriscape concepts. Included in these concepts are use of drought tolerant plants, reduced use of turf grass, together with efficient irrigation system design. Details of xeriscape concepts are set forth in the "Xeriscape Plant Guide II" from the South Florida Water Management District (SFWMD).

B. SEWER SERVICE

The property is located within MDWASD's franchised sewer service area. The closest public sanitary sewer is a 24-inch force main located along NW 97 Avenue, approximately ½ mile south of the subject property. This force main system directs the flow to the North District Treatment Plant. Connection of the proposed development to the public sanitary sewer shall be required. MDWASD will connect to an existing 24" force main at NW 97 Avenue and NW 130 Street and will extend north along NW 97 Avenue a new 36" force main to the northwest corner of the school's property (north of NW 138 Street) from which the applicant will connect and extend north along NW 97 Avenue a new 36" force main to the corner of the subject property. The applicant will install a regional pump station and will connect to the proposed 36" force main along NW 97 Avenue with an 8" force main minimum. Any proposed sewer main extension inside the developer's property shall be 10" and 8" minimum.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission and treatment system is available at the point in time when the project will be contributing sewage to the system or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Sewage treatment and disposal for the area is provided by MDWASD's regional wastewater treatment and disposal facilities. These facilities have limited available capacity; consequently, approval of development orders which will generate additional wastewater flows are being evaluated by DERM on a case-by-case basis. Approvals are only granted if the application for any proposed development order is certified by DERM so as to be in compliance with the provisions and requirements of the settlement agreement between Miami-Dade County and the State of Florida Department of Environmental Protection, and also with the provisions of the Environmental Protection Agency Consent Decree.

Existing public water and public sanitary sewer facilities and services meet the Level of Service standards set forth in the Comprehensive Development Master Plan. Furthermore, the proposed development, if approved, will not result in a reduction of the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Concurrency Review Summary

DERM has conducted a concurrency review for this application and has determined that the same meets all applicable LOS standards as specified in the adopted CDMP for potable water supply, wastewater disposal and flood

protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written consent to that effect as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

C. POLICE

Regarding actual construction when development occurs, the following applicable guidelines are provided to address public safety issues:

- 1. The development should comply with requirements of the Code of Miami-Dade County, with special attention given to the following:
 - a. Chapter 8C, Intrusion and Burglary Security.
 - b. Section 28-15(b)(3) and 28-15(g), Required improvements.
 - c. Section 33-139, Names and numbers to comply with article; authority of Department of Planning and Zoning.
 - d. Section 33-147, Numbering buildings.
 - e. Section 33-149, Duty of owners of buildings.
- 2. Each building and residence should have address numbers conspicuously mounted, which are not less than three inches in height and easily observable from the roadway.
- 3. A lighted directory should be erected near each point of entry and at other appropriate locations within the development for rapid location of buildings and residences by responding emergency vehicles.
- 4. Shrubbery and landscaping at all driveways and intersections should be sufficiently set back to permit vehicle operators an unobstructed view of other traffic and pedestrians.

- 5. Landscaping and lighting should be maintained so that address numbers are never allowed to become obscured.
- 6. Any unmanned, card accessible, security entrance gate should have a coded lock-box feature for emergency access by police and fire-rescue vehicles.
- 7. Stairwells should have access controlled to restrict movements of persons contemplating criminal activity.
- 8. Adequate lighting, closed circuit television, and security officers in vehicle parking areas can discourage criminal activity.
- 9. Designation of areas within the development to be kept free of parked motor vehicles in order to facilitate access to buildings by emergency vehicles (fire lanes) is accomplished by application of the owner or lessor of the development pursuant to Miami-Dade County Ordinance 30-388, Creation of Emergency Vehicle Zones. Only those developments with zones so designated are authorized to have police enforcement.
- 10. The U.S. Department of Housing and Urban Development recommends five to ten foot-candles of light for heavily used spaces; e.g., paths, entries, and parking areas. Outdoor lighting can be one of the most effective deterrents against crime. Properly used, it discourages criminal activity and reduces fear.
- 11. Effective January 1, 2001, all burglar alarm systems shall require annual registration with the Miami-Dade Police Department by the <u>user</u>. This includes all systems even if they are not monitored by an alarm company. Locations that have more than one alarm system require separate registration for each system. Information brochures are available at all MDPD district stations.

Additional Comments

Police services are currently provided by the Miami-Dade Police Miami Lakes Station (Police District 1) located at Miami Lakes Drive East. During the month of November 2001, based upon a district-wide statistical analysis, the average emergency response time was 5.9 minutes (includes dispatch time and travel). Station personnel answered 4,071 calls for police service and operated with 148 sworn officers, to deliver police service to an area of 245.8 square miles with a population of 85,824.

D. FIRE

Service Impact/Demand

 Based on development information, this project is expected to generate approximately 143 fire and rescue alarms annually. However, because of the large number of rental units, this project may generate a higher than expected number of alarms.

- A suspected fire within this project would be designated as a building dispatch assignment. Such an assignment requires 3 suppression or engines, telesqurts or tankers, 1 aerial, 1 rescue and an accompanying command vehicle. This assignment requires 20 firefighters and officers.
- 3. The desired response time to such project is 4 minutes for the first-in unit.
- 4. Required fire flow for this project is 2000 gpm with hydrant spacing no further than every 300 feet. Proper main extensions can be provided by MDWASD. Generally, for this type of development, up to 8-12 inch mains are required.

The Fire Rescue Department's Water and Engineering Bureau makes final determination regarding exact size and looping of water mains, and the number and placement of hydrants.

5. Fire Rescue impact fees fund primary and supportive facility and equipment needs generated by additional impact. The project's proportionate share of impact fees will be assessed at time of building permit.

EXISTING SERVICES

1. The stations responding to a fire alarm will be:

Station	<u>Address</u>	Equipment	<u>Staff</u>	Response Time
1	16699 NW 67 Avenue	Engine, Rescue	7	6 - 8 mins.
28	10350 NW 87 Avenue	Rescue, Squrt	3	6 - 8 mins.
46	10200 NW 116 Way	Tactical Rescue Squrt	4	6 - 8 mins.
44	7700 NW 186 Street	Advanced Life Support Engine	4	8 - 10 mins.
26	3190 NW 119 Street	Rescue, Advanced Life Support Aerial	7	20 mins.

2. The following units show a potential unavailability rate in excess of 20% during peak call hours for the previous calendar year:

Unit Potential Unavailability During Peak Hours

Rescue 1 25.69%

3. Increased response times may result because of congestion on the following roadways:

Lack of connection on NW 154 Street

PLANNED SERVICE EXPANSION

The following stations are planned in the vicinity of this project:

Station	<u>Address</u>	Est. Completion Date	Response Time	Cost
Gratigny	NW 138 Street & I-75	2005	2 - 4 mins.	\$1.8 million
Miami Lakes North	NW 186 Street & I-75	2007	4 - 6 mins.	\$1.8 million

Funding source is primarily fire rescue impact fees.

SITE REQUIREMENTS

The following site requirements pertain to the site plan submitted as part of this review. All site plans and gates (including future submissions and changes) must be reviewed and approved by the Fire Rescue Department's Water and Engineering Bureau, 111 NW 1 Street, 13th Floor, 305-375-2771, prior to Executive Council Hearing.

- 1. Compliance with Ordinance 83-23 giving Police jurisdiction to issue citations for parking along frontage of all commercial development.
- 2. Emergency vehicle parking area is to be located in close proximity to the main entrances. Said area to be identified, per S.F.F.P.C.
- 3. Fire Department vehicle access is to be provided to as many sides of the structure as practical or as necessitated by the design of the structure and location of internal fire protection connector.
- 4. Fire access lanes must be capable of supporting 35 tons surfaced with solid pavement, natural or concrete stones or with grass turf reinforced by concrete grids or stabilized subgrade construction which meet the standards of the Miami-Dade County Public Works Department. Such construction must be certified by a registered professional engineer of the State of Florida. Access lanes are to be a minimum of 20 feet wide with a vertical clearance of 14 feet. Landscaping along these lanes must be approved and conform to landscaping plans.
- 5. Curb cuts for fire access lanes marked "Fire Lanes" in such a manner as to be easily visible from the road and clearly delineated with informational signs of not less than two square feet at each parcel. Parking on fire access lanes is to be prohibited.
- 6. Minimum fifty-eight foot outside turning clearance and minimum 36 foot inside turning clearance radii.
- 7. All slopes in the project must be able to accommodate our largest aerial truck. This truck has the dimensions and angle requirements shown below:

Overall length:

46 feet, 10 inches

Bumper-to-bumper length:

32 feet 256 inches

Wheelbase length:

11 degrees maximum

Angle of approach: Brake-over angle:

7 degrees maximum

Angle of departure:

8 degrees maximum

- 8. Aerial apparatus set-up sites at the corner of each building over three stories and at the center of buildings in excess of 125 feet in length.
- 9. Set-up sites no closer than 10 feet or further than 30 feet from any building and at least 21 feet wide and 36 feet long with a cross slope of less than 5 percent. Construction of the set-up sites will consist of a stabilized subgrade, which meets the standards of the Miami-Dade County Public Works Department, and "Grass Pavers" or an equally acceptable product as determined by the authority having jurisdiction. Set-up sites must be capable of withstanding any point forces resulting from out riggers.
- 10. Maintenance of fire lanes provided by the owner.
- 11. Fire sprinkler system in accordance with S.F.B.C., South Florida Fire Prevention Code and adapted NFPA Codes.
 - a. All fire main installation beyond backflow preventor detector check valve are to be done by a State Certified Fire Protection Contractor.
 - b. "P.I.V." and "F.D.C." shall be located not less than 40 ft. from building. "Backflow Preventor" shall be located upstream from "P.I.V."
 - c. "F.D.C." must be placed within 150 feet from a fire hydrant.
- 12. An identification system located at each entrance of the complex consisting of a framed lighted map of the development showing all structures and streets at adequate scale.
- 13. Lighted signs for identification on all structures within the development. Sign letters and numbers shall be 6" on front of building and 4" on the rear.
- 14. Limit dead ends to 200 feet and locate "Dead End" signs at the entrance of each area. In a fully sprinklered building, dead ends may 300'.
- 15. Minimum 15' gate width. Cannot be within turning radius.
- 16. Gated entrances to provide elevator lock box containing switch or lever to activate gate for fire department use.

ADDITIONAL COMMENT

Legend lacks building height.

E. PARKS

Impact and Demand

The 837 multi-family dwelling units will produce a population of 2,054 people, according to current population estimates prepared by the Research Division of the Planning and Zoning Department. This population generates a need for 5.65 acres of local parkland, based on CDMP Open Space Spatial Standards of 2.75 acres per 1,000 population.

Existing Service

The nearest community park is Royal Oaks Park, located at NW 164 Street and 87 Avenue. Though located within the municipality of Miami Lakes, it is open to residents of the unincorporated areas, according to the County Resolution (R-884-01 of July 24, 2001), which transferred the park to the newly created municipality. The nearest public open space that can be considered a neighborhood park is Barbara Goleman Senior High School, located on the opposite side of Interstate 75 from this population. There is an agreement between the County and the School Board that allows a portion of the open space at the school to be used by the public. The nearest district park is Amelia Earhart Park, 515 acres in size, located at 11900 NW 42 Avenue, approximately six miles from this application.

Facilities

Royal Oaks Park is undergoing development. Its plan includes 2 lighted soccer fields, 2 lighted basketball courts, recreation center, open play areas, picnic shelters, tot lot, parking lot, and walkways. Barbara Goleman High School has 2 baseball fields, a track and football field, 4 basketball courts and 4 tennis courts. Amelia Earhart Park is undergoing additional development. Currently it contains a skate park area, a dog park area, open play areas, picnic shelters, lakes, special event area, farm village area, and a beach side swimming area.

Manpower

Amelia Earhart Park has two recreation specialists, two recreation leaders, one account clerk, one landscape foreman, five park attendants, five park service aides, one automotive equipment operator, three security guards, and six additional part-time employees.

Concurrency/Capacity Status

This application is located in Park Benefit District 1, which has a surplus of 563.50 acres of local parkland. Therefore, there is an adequate level of service for this application.

Site Plan Critique and Quality of Life Issues

The site plan shows many plazas, and a pool and recreation building. The Park and Recreation Department recommends that additional facilities be considered for the plaza areas like gazebos and picnic shelters. Larger areas may be suitable for locating a basketball or volleyball court.

F. SCHOOLS

The 843 previously proposed units would be expected to generate a student population of 337 students of which 182 will be elementary school students, 81 will be middle school students and 74 will be senior high school students.

The schools serving the proposed development are Palm Springs North Elementary*, Maimi Lakes Middle, and Barbara Goleman Senior High.

The following population and facility data are as reported by the Miami-Dade County Public Schools Office of Information Technology, as of January 26, 2002:

	Student Population	Permanent Utilization	Utilization Fish Design Capacity	Utilization Permanent Relocatable + Program Capacity
		(1)	(2)	(3)
Palm Springs N. Elem. *includes PLC X and PLC H	2156*	148%*	166%	116%
Miami Lakes Middle	1673	144%	91%	101%
Barbara Goleman Sr.	4548	157%	127%	115%

¹⁾ Ratio of total students to permanent student stations

^{*(}School is capped, students are attending Lake Stevens Elementary)

²⁾ Ratio of total students to permanent and relocatable (portables) student stations

³⁾ Ratio of total students to permanent and relocatable (portables) student stations after programmatic changes

The following information was provided by school site personnel or other data sources in October 2001:

Palm Springs North Elementary

Access to computers:

In each classroom and special

computer labs

Capital Improvements since 1990:

None

Recognition for Academic Achievement:

Governor's A+ Plan

Special Programs:

After school care and Community and

Enrichment classes

Lunch Schedule:

Begins at 10:00 a.m.

Non-instructional space utilized for

instructional purposes:

None

Teachers required to float/travel:

Spanish, Art and Music

Miami Lakes Middle

Access to computers:

In each classroom, special computer

labs and media center

Capital Improvements since 1990:

Classrooms and Auditorium

Recognition for Academic Achievement:

None

Special Programs:

After-school tutoring

Lunch Schedule:

Begins at 11:30 a.m.

Non-instructional space utilized for

instructional purposes:

None

Teachers required to float/travel:

None

Barbara Goleman Senior

Access to computers:

In each classroom, special

computer labs and Media Center

Capital Improvements since 1990:

Non-instructional areas have been

converted for students

Recognition for Academic Achievement:

Governor's A+ Plan

Special Programs:

Community classes

Lunch Schedule:

Begins at 10:45 a.m.

Non-instructional space utilized for

instructional purposes:

Bookrooms, office space and auditorium changing rooms

Teachers required to float/travel:

Bilingual Ed, Art, Math, Science,

and Language Arts

Planned Relief Schools in the Area:

School	Status	Occupancy Date
State School "C"	Construction	Spring 2003
State School "TT"	Design	Spring 2004

According to the M-DCPS Financial Affairs, the average cost for K-12 grade students amounts to \$5,062 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$1,908,374.

Based on the 1994-95 Educational Facilities Impact Fee Study, construction costs for the estimated additional students to be generated by the proposed development are:

Elementary	182	Х	\$11,790	=	\$2,145,780
Middle	81	Х	12,232	=	\$ 990,792
Senior	74	Χ	18,619	=	\$1,377,806

Total Potential Capital Cost \$4,514,378

The School Board's estimated capital costs are based upon the actual costs of land acquisition, land development and construction of elementary, middle or senior high school facilities. Such costs do not include furniture, fixtures or equipment, buses or other capital costs.

G. SOLID WASTE MANAGEMENT

The County Solid Waste Management System consists of both County facilities and a private facility under contract as follows: two Class I landfills, (one owned by Waste Management Inc., of Florida), a Class III landfill, a Resources Recovery Facility with related ash monofill and three regional transfer facilities. The Department of Solid Waste Management (DSWM) also maintains contracts for use of private disposal facilities located outside of the County. The DSWM does not assess or adjust capacity projections based on the impacts of individual developments. Instead, the DSWM maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through longterm interlocal agreements or contracts with municipalities ad private waste haulers and anticipated non-committed waste flows. The most recent Concurrency Status Determination issued on September 22, 2000, which is valid for three (3) years, shows sufficient disposal system capacity to meet and exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Department of Planning and Zoning is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

This project falls within the DSWM solid waste service area. The townhouses proposed in this project meet the County Code definition of residential unit. Per the code, residential units located within the proposed project shall, therefore, receive DSWM garbage and trash collection service.

Chapter 15 of the Miami-Dade County Code entitled Solid Waste Management requires the following of commercial and multifamily developments located in unincorporated Miami-Dade County:

Section 15-2 - "every commercial and multifamily residential establishment shall utilize the solid waste collection service of either the proper governmental agency able to provide such services, or that of a licensed solid waste hauler authorized to perform such services by the Director of the Department."

Section 15-2.6 – All occupants of every multifamily residential establishment and every residential unit are required, in accord with the collection program provided at that location, to separate, from all other solid waste collected or received by Miami-Dade County or any other collector, the following materials:

- 1) Newspaper
- 2) Glass
- 3) Aluminum Cans
- 4) Steel Cans
- 5) Plastics

Applicants are strongly advised to incorporate adequate space and facilities in their building plans to accommodate the required recycling program. Requests for approval of modified recycling programs must be made directly to the Department at 305-594-1567.

Section 15-4 - requires that plans for storage and collection of solid waste be adequate before a building permit may be issued. Site plans must address location, accessibility, number and adequacy of solid waste collection and storage facilities. The site plan legend must contain the following statement: "Facilities for the collection and storage of solid waste are shown in accordance with Section 15-4 of the Miami-Dade County Code."

It is required that development associated with this project must ensure that either of the following criteria be present in project design plans and circulation operations to minimize the reversing of waste vehicles, and hence, provide for the safe circulation of service vehicles:

- a. cul-de-sac with a minimum 49 foot turning radius.
- b. "T" shaped turnaround 60 feet long by 10 feet wide.
- c. paved throughway of adequate width (minimum 15 feet).

V. <u>IMPACT ON TRANSPORTATION FACILITIES AND ACCESSIBILITY</u> A. ANTICIPATED TRAFFIC GENERATION AND CONCURRENCY

- Trip Generation
 480 PM peak hour trip ends
- Cardinal distribution

North 10.37% East 43.91% South 43.48% West 2.23%

B. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION

1. Location: NW 138 Street

2. Description:

No. of lanes

Existing right-of-way Varies
Classified Collector
Maintenance FDOT

C. IMPACT ON EXISTING ROADWAYS

Concurrency

NW 87 Avenue south of I-75 has a maximum capacity of LOS "D" of 4150 vehicles during the P.M. Peak Hour. It has a current Peak Hour Period (PHP) of 1810 vehicles and 1865 vehicles have been assigned to this section of road from previously approved Development Orders. NW 87 Avenue with its 3675 PHP and assigned vehicles is at LOS "C". The 5 vehicles generated by this development when combined with 3675 equals 3680 and LOS "C" where the range of LOS "C" is from 3491 to 3910 vehicles.

I-75 west of the Palmetto Expressway has a maximum capacity of LOS "D" of 11140 vehicles during the P.M. Peak Hour. It has a current Peak Hour Period (PHP) of 8065 vehicles and 498 vehicles have been assigned to this section of road from previously approved Development Orders. I-75 with its 8563 PHP and assigned vehicles is at LOS "C". The 205 vehicles generated by this development when combined with 8563 equals 8768 and LOS "C" where the range of LOS "C" is from 6471 to 9230.

D. PROPOSED ARTERIAL IMPROVEMENTS

1. Transportation Improvement Program (0 – 5 years):

NW 138 Street from NW 97 Avenue to NW 107 Avenue 2 to 5 lanes – under study (presently unfunded)

2. Long Range Transportation Improvements (5 – 20 years):

NW 138 Street from NW 97 Avenue to NW 107 Avenue Widen from 2 to 5 lanes (Priority II)

E. ADDITIONAL IMPROVEMENTS REQUIRED FOR THIS DEVELOPMENT

- 1. The applicant will be required to improve NW 97 Avenue with two lanes of a future four-lane divided roadway including pavement, drainage, left-turn storage bays and sidewalk.
- 2. The applicant will be required to improve NW 146 Street with two lanes of a future four-lane roadway including pavement, drainage, left-turn storage bays and sidewalk.

F. SITE PLAN CRITIQUE - Site plan is acceptable

- 1. This land must be platted.
- 2. Public Works permit required for construction in public right-of-way.
- 3. State road permit required for construction in state road right-of-way.
- 4. Circulation:
 - a. Short medians or openings spaced too close may be required to be eliminated or replaced with striping.
 - b. Public sidewalks will be required to continue across private driveways.
 - c. The roundabout will be required to meet the minimum requirements of the FDOT Florida Roundabout Guide. Slitter islands must be used to promote unidirectional operation.
 - d. The typical section for NW 146 Street is not acceptable. It will be required to conform to a Public Works standard detail.
 - e. Sidewalks/pedestrian walkways must be a minimum width of 5 feet and must be a minimum width of 6 feet and include a curb when directly adjacent to the edge of the pavement, including adjacent to parking stalls.

- f. Entrance features are not reviewed and/or approved under this application. It must be submitted to the Plat Committee as an entrance feature application. The present roadway geometry will not meet the minimum requirements for a gate or guardhouse restricted entrance.
- g. A homeowners/property owners association will be required for the maintenance of private drives, common areas, landscaping and walls/fences, etc.
- h. The creation of a special taxing district may be required for the maintenance of the lake(s).
- i. The applicant must contact the Florida Department of Transportation to determine if the District has any special requirements for developments that are adjacent to state roadways. Reviews of the application will not proceed until the Public Works Department receives notice from FDOT indicting that they have no requirements of the applicant.

This application meets the criteria for traffic concurrency for an Initial Development Order. No vehicle trips have been reserved by this application. It will subject to the payment of road impact fees.

F. MASS TRANSIT

There is currently no transit service in the area or nearby.

The 2001 Transportation Improvement Program (TIP) does not propose any improvements in the immediate vicinity of this project.

The 2020 Long Range Transportation Plan (LRTP) does not propose any improvements in the immediate vicinity of this project.

The 2001 Transit Development Plan (TDP) does not identify any transit improvements in the area.

Based on the information presented, MDT has no objection to this project.

This project has been reviewed by MDT for mass transit concurrency and was found to be concurrent with the level-of-service standards established for Miami-Dade County.

CONDITIONS

- 1. That a site plan be submitted to and meet with the approval of the Director upon the submittal of an application for a building permit; said plan to include among other things but not be limited thereto, location of structure or structures, types, sizes and location of signs, light standards, off-street parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.
- 2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "Bellaggio Residential Development," as prepared by Sotolongo Architects, dated/revised March 12, 2002 and dated/received February 25, 2002 consisting of 7 sheets and 57 sheets respectively.
- 3. That the use be established and maintained in accordance with the approved plan.
- 4. That the applicant submit to the Department for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use and Occupancy.
- 5. That the applicant complies with all applicable conditions and requirements of the Department of Environmental Resources Management (DERM).
- 6. That the applicant complies with all applicable conditions and requirements of the Public Works Department.
- 7. That the lake tract be platted; no building permit shall be issued for buildings contiguous to the lake tract until the lake excavation is completed and lake as-built drawings submitted to and approved by the Department.

Or in lieu of condition #7 the following:

- 7a. Prior to the approval of any type of plat on the property, the Owner(s) of the property shall submit a Unity of Title agreement to the Department of Planning and Zoning; said agreement shall encumber the entire property described in the plat. Once the Unity of Title agreement has been reviewed and accepted it shall be recorded in the Public records prior to final plat consideration by the Board of County Commissioners. Upon receipt of a written request to release the Unity of Title agreement, the Department will consider the release only after the issuance of a lake excavation permit and the submittal and final approval of the lake excavation as-builts. The lake excavation area shall be shown as a separate tract and appropriately labeled as such on the final plat.
- 8. That complete lake excavation plans prepared and sealed by a Florida-licensed surveyor and/or professional engineer be submitted to and meet with the approval of the Director upon the submittal of an application for a lake excavation permit; said plans shall be substantially in accordance with that submitted for the hearing entitled, "Bellaggio Residential Development," as prepared by Sotolongo Architects and dated received March 12, 2002 on sheet SP-7.

- 9. That the grading, leveling, sloping of the banks and perimeter restoration shall be on a progressive basis as the project develops and the excavation progresses. In accordance with this requirement, the applicant will submit "as built" surveys prepared and sealed by a Florida-licensed surveyor and/or professional engineer at final completion of the excavation or upon request of the Director or the Director of Environmental Resources Management.
- 10. That the property shall be staked to meet with the approval of the Director and the Director of Environmental Resources Management; said stakes shall be maintained in proper position so that the limits of the excavation, slopes and grade levels may be easily determined.
- 11. That upon completion of the project, the property shall be restored and left in an acceptable condition meeting with the approval of the Director and the Director of Environmental Resources Management.
- 12. No material shall be removed from the premises and all excavated material shall be used to improve the property described in the application.
- 13. That the use of explosives shall be strictly prohibited in connection with the lake excavation operation.
- 14. That the hours of the lake excavation operation shall be controlled by the Director, except that the applicant shall be permitted to operate between the hours of 7:00 A.M. and 5:00 P.M. on weekdays, Sunday operation and/or other hours of operation than 7:00 A.M. to 5:00 P.M., may be permitted by the Director only if the same does not become a nuisance to the surrounding area.
- 15. That the lake excavation operation shall be carried on continuously and expeditiously so that the entire project will be completed within twelve (12) months from the date of permit issuance for the proposed lake excavation.
- 16. If the lake excavation operation is discontinued, abandoned, falls behind schedule or time expires, the existing excavation shall immediately be sloped to conform with the approved plans and the entire operation shall be removed from the premises.
- 17. That in order to insure compliance with all terms and conditions imposed, a cash bond or substantially equivalent instrument meeting with the approval of the Director shall be posted with the Department, payable to Miami-Dade County, in an amount as may be determined and established by the Director; said instrument shall be in such form that the same may be recorded in the public records of Miami-Dade County and said instrument shall be executed by the property owner and any and all parties who may have an interest in the land, such as mortgages, etc.
- 18. That the applicant obtain an excavation use permit from and promptly renew the same annually with the Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.

- 19. All excavations shall be completely enclosed by a safety barrier, minimum height of 6 feet, consisting of either orange plastic safety fence or wood slat storm fencing installed on 4" x 4" posts spaced every 10 feet. Said barrier shall be installed prior to issuance of the excavation permit and commencement of excavating and shall remain in place until work is complete and the performance bond is released.
- 20. All excavations shall be posted every 50 feet with warning signs a minimum of 18" x 18" in size.
- 21. That the clubhouse obtain a final Certificate of Use and Occupancy prior to the issuance of a Certificate of Completion for the 38th building within of the subject property.
- 22. That the lake be excavated in its entirety and that no apartment and townhouse building on the subject property may obtain a final Certificate of Completion until such time as asbuilt drawings of the entire lake (not portions of the lake) are approved and the proposed 5' wide walk around the lake is completed.
- 23. That in the event of multiple ownership, a homeowners' association be established in accordance with applicable regulations to assure that all common areas and facilities for use of all residents shall be maintained in a continuous and satisfactory manner, and without expense to the general taxpayer of Miami-Dade County. The instrument incorporating such provisions shall be approved by the County Attorney as to form and legal sufficiency and shall be recorded in the public records of Miami-Dade County at the time of the recording of the subdivision plat.
- 24. That the lake sections abutting the right-of-way be modified to include one of the following two options: (1) a twenty-foot minimum offset, measured from lake top of slope to the zoned right-of-way or (2) a combination of curb and gutter, followed by a 10 ft. offset, an earth berm which shall extend one (1) foot above the D.C.F.C. elevation and shall have a landward slope not steeper than one (1) foot vertical to four (4) feet horizontal, and a row of trees spaced at 15 ft. on center with a minimum height of 12 ft. at the time of planting. Any railing required to be installed by the Public Works Department shall be shielded from the right-of-way by a hedge.

APPLICATION NO. 02-034 CORUM HOMES, LLC

Respectfully Submitted,

DIC Executive Council March 20, 2002

Pedro G. Hernandez, P.E. Assistant County Manager

Antonio Bared, Deputy Fire Chief Fire Rescue Department

William Brant, Director Miami-Dade Water and Sewer Department

Esther Calas, P.E., Assistant Director Public Works Department

Diane O'Quinn Wiiliams, Director Department of Planning and Zoning

John W. Renfrow, Director Department of Environmental Resources Management

Irma San Roman, Deputy Director Metropolitan Planning Organization Secretariat

AYE

_____Absent

Diane Ocolly, AYE

DISCLOSURE OF INTEREST*

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: Where the principal officers or stockholders consist of another corporation(s), trustee(s); partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

CORUM	HOMES,	LLC
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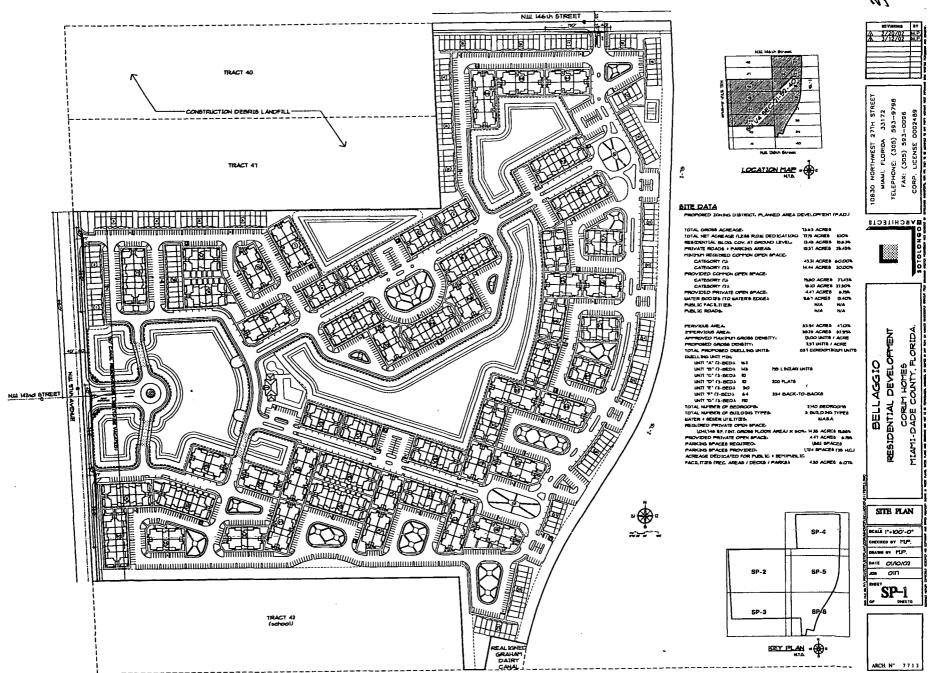
NAME, ADDRESS AND OFFICE	Percentage of Stock
Alejando Capo, President	9%
Rafael Reyes, Vice President & Beatriz Reyes	17%
Daniel Miranda, Secretary & Cristina Miranda	17%
Rigoberto Marrero	29%
Catherine Capo	9%
Arthur & Cristina Capo	9%
Ana Barbara	5%
Gerardo Capo III	5%

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: Where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUST NAME NAME AND ADDRESS	Percentage of Stock
	·

If any contingency clause or contract terms is corporation, partnership or trust.	nvolve additional parties, list an individuals or officers, if a
but prior to the date of final public hearing, a su	
The above is a full disclosure of all parties of inte	erest in this application to the best of my knowledge and belief.
	Signature: Field III hart
	(Applicant)
Sworn to and subscribed before me, this 2.7 day of	(SEAL) OFFICIAL NOTARY SEAL MIRIAM DURAN
Notary Public, State of Florida at Large	NOTARY PUBLIC STATE OF FLORIDA
My Commission Expires:	MY COMMISSION EXP. MAR. 1,2003

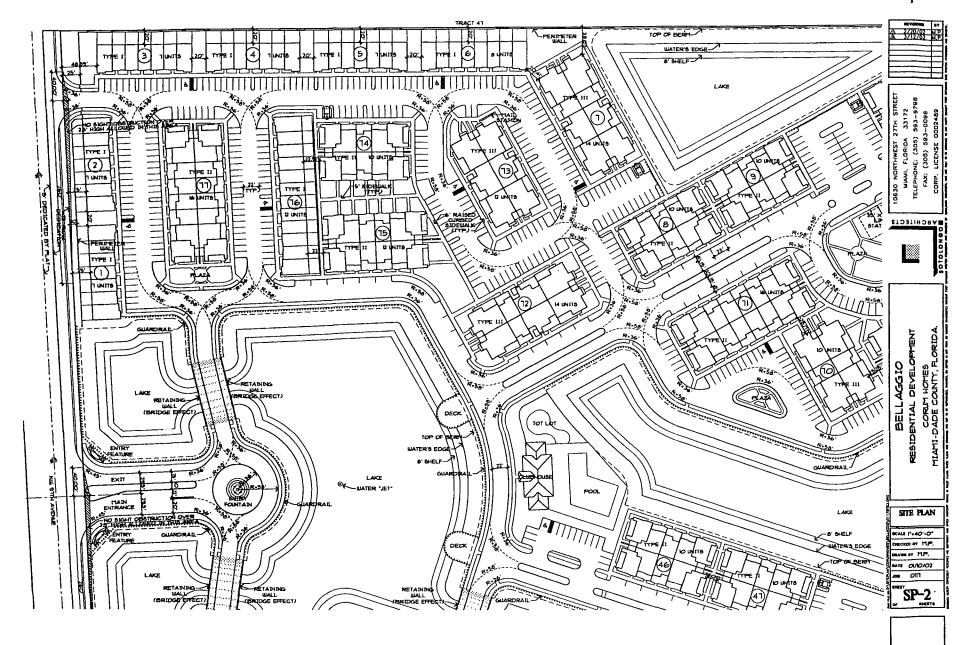
*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country; or of any entity, the ownership interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.

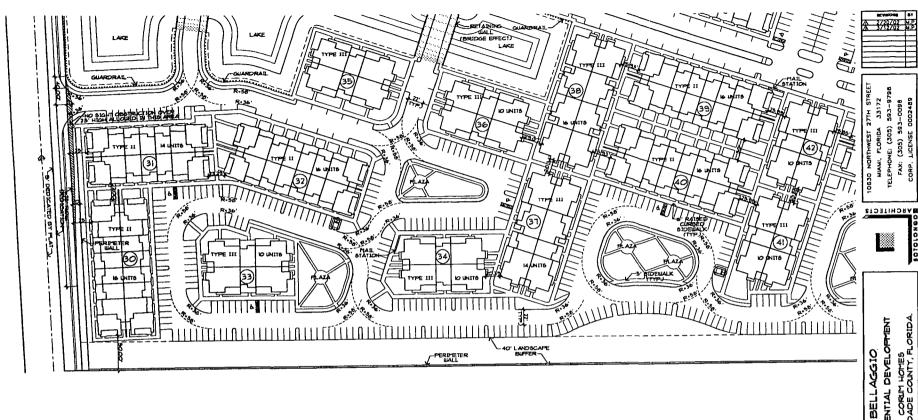


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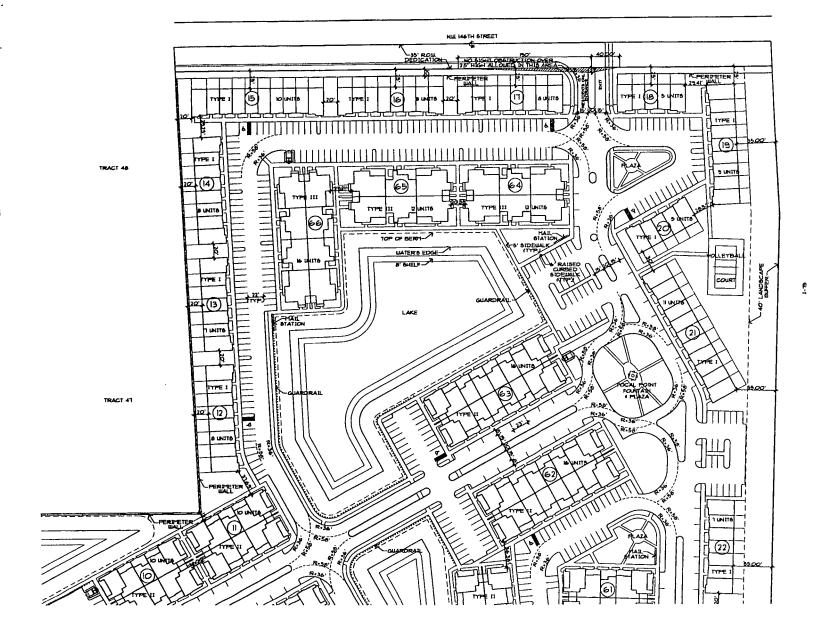
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SP-3

ARCH. Nº 7712

10830 NORTHWEST 27TH STREET MANN, FLORIDA 33372 TELEPHONE: (303) 583-8788 FAX: (305) 583-0088 CORP. LICENSE 0002489

■ ARCHITEC15

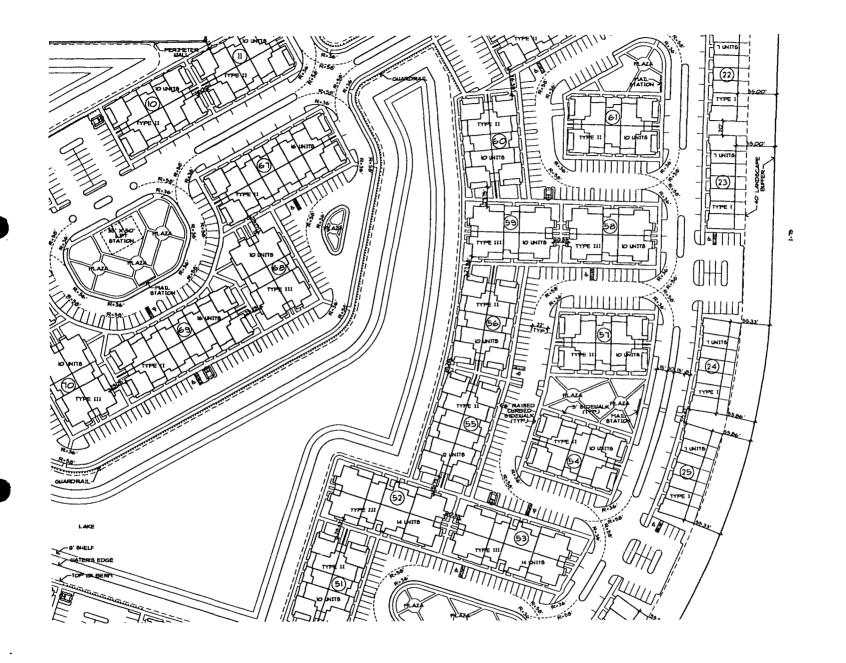


RESIDENTIAL DEVELOPMENT BELLAGG10

CORUM HOMES MIAMI-DADE COUNTY, FLORIDA

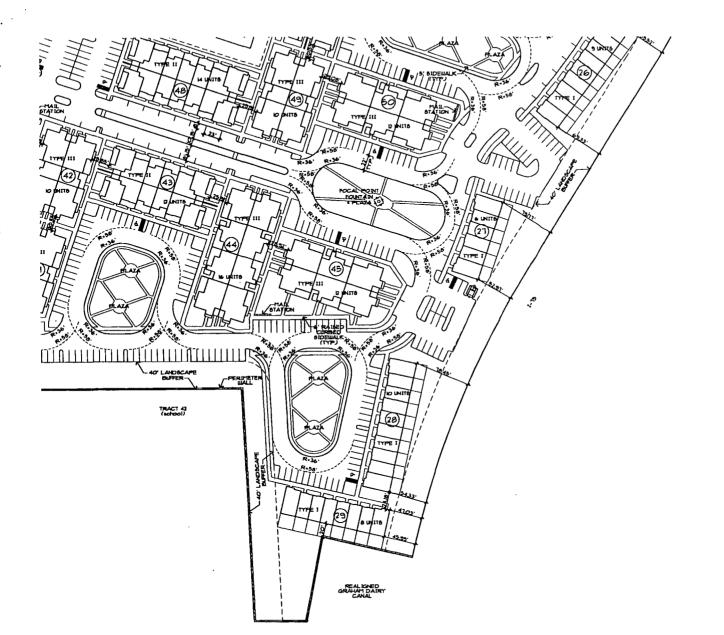
SITE PLAN EALE |*+40'-0" DEAWN BY M.P. DATE OLIO/OZ JD9 0171 SP-4





10630 NORTHWEST 27TH STREET
MAMM, FLORIDA 33172
TELEPHONE: (305) 593-6096
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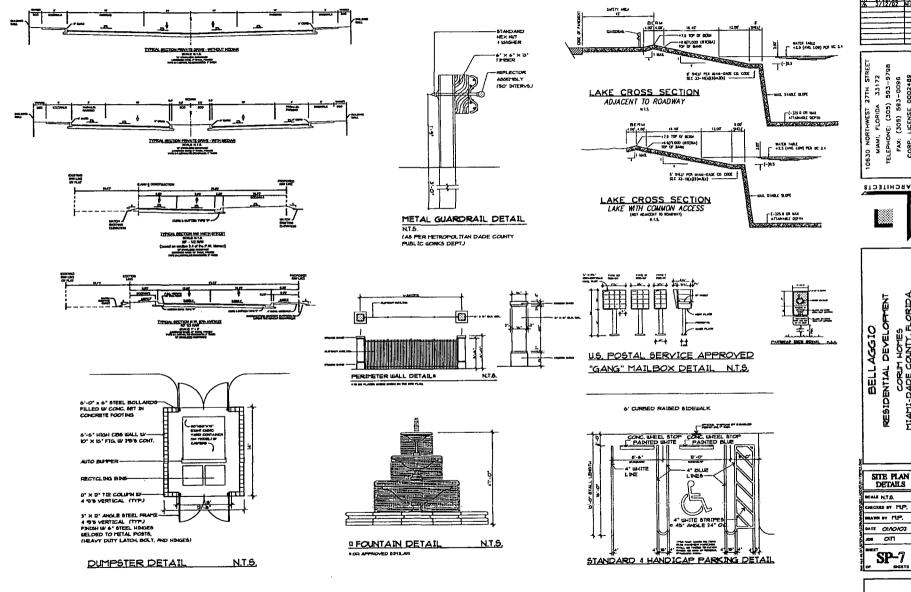
MARCHITECTS

CORIN HOMES
MIAMI-DADE COUNTY, FLORIDA BELLAGGIO REBIDENTIAL DEVELOPMENT

10630 NORTHWEST 27TH STREET
WAMI, FLORION 33172
TELEPHONE: (305) 593-9788
CGRP, LOENEE 0002489

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10630 NORTHWEST 27TH STREET MANN, FLORIDA 33172
TELEPHONE: (305) 593-9798
FAX: (305) 583-0096

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RESIDENTIAL DEVELOPMENT

SITE PLAN DETAILS BCALE N.T.B. CHECKED BY HIP. DRAWN BY MP. DATE 01/10/07 ОΠ

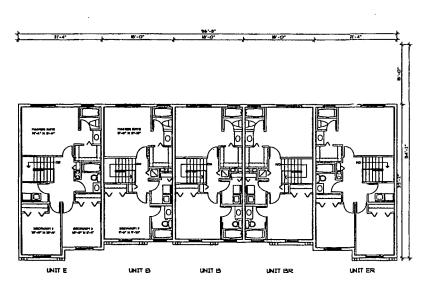
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DATE 02/28/02 A-1

フ ロ 70 DC 91 P UNIT E UNIT B UNIT B , UNIT BR UNIT ER

FIRST FLOOR PLAN 1/8"



SECOND FLOOR PLAN 1/8"

ARY UNIT B
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1206 SF.

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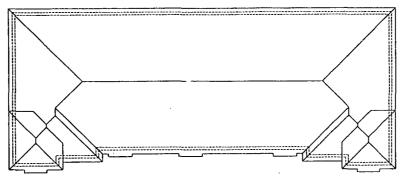
AREA SUMM	ARY UNIT E
A/C FIRST FLOOR	768 6F.
AIC SECOND FLOOR	186 6F.
TATOL AIC AREA	USSA BF.
ENTRY	48 SF.

1004 BP.

BELLAGG10

OR 0138

SEET A-2
SHLETS



ROOF PLAN 1/8"



FRONT ELEVATION 1/8"



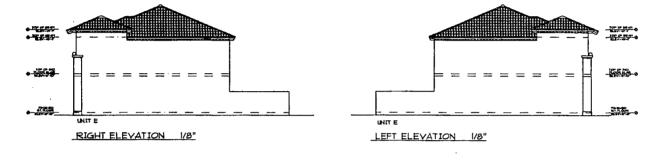
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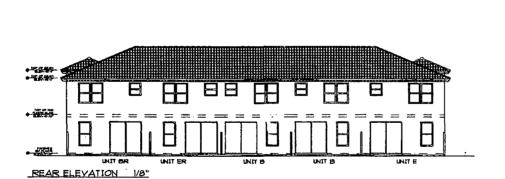
RESIDENTIAL DEVELOPMENT CORUM HOMES, INC. MIAMI-DADE COUNTY, FLORIDA

TYPE I

VB NWARD

SCALE 1/8"=1'-0" CHECKED BY R.S. DATE 02/28/02





REVISIONS BY

10630 NORTHWEST 27TH STREET
MIAMI, FLORIDA 33172
TELEPHONE: (305) 583-9788
FAX: (305) 593-0096
CORP. LICENSE 0002489

: ARCHITECTS

RESIDENTIAL DEVELOPMENT CORUM HOMES, INC. MIAMI-DADE COUNTY, FLORIDA BELL AGG 10

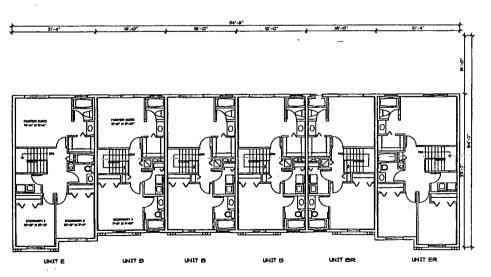
TYPE I SCALE 1/5"-1'-0"

CHECKED BY R.S.

DRAWN BY DATE 02/28/02

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70 기 메 **a**[UNIT E UNIT B UNIT IS UNITB UNIT BR UNIT ER FIRST FLOOR PLAN 1/8"



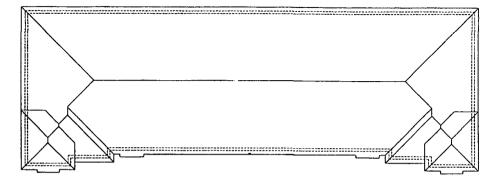
SECOND FLOOR PLAN 1/8"

AREA SUMMARY UNIT B
ACFIRST FLOOR 801 SF.
ACFIRST FLOOR 801 SF.
TOTAL ACF AREA UCO 67.
ENIRT 42 SF.

1348 SF.

AREA SUMMARY UNIT E
AC PROTI FLOOR 166 87.
TATOL ACC AREA 1956 97.
TATOL ACC AREA 1956 97.

1604 SF.





FRONT ELEVATION 1/8"



10630 NORTHWEST 27TH STREET
MAAMI, FLORIGA 33172
TELEPHONE: (305) 593-9798
FAX: (305) 593-0096
CORP. LICENSE 0007489

STORITECTS

RESIDENTIAL DEVELOPMENT CORUM HOMES, INC.
MIAMI-DADE COUNTY, FLORIDA BELLAGGIO

TYPE I SCALE |/B"=|'-O" CHECKED BY R.S.

0138

DATE 02/28/02

JOSU NORTHWEST 27TH STREE MIAMI, FLORIDA 33172 TELEPHONE: (305) 593-0096 FAX: (305) 593-0096

A R C H I T E C 1 S

BELLAGGIO INTIAL DEVELOPMENT CORUM HOMES, INC.

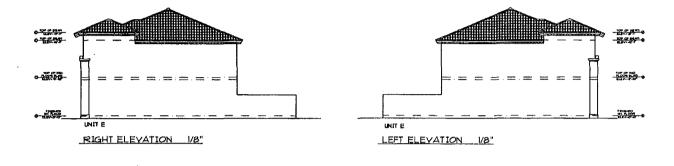
TYPE I

BCALE V8"-1"-0"

DRAWN SY

DATE 02/78/02

A-3





10630 NORTHWEST 27TH STREET
MIAMI, FLORIDA 33172
TELEPHONE: (305) \$93-9798
FAX: (305) 593-0096
CORP L'GENET ON02489

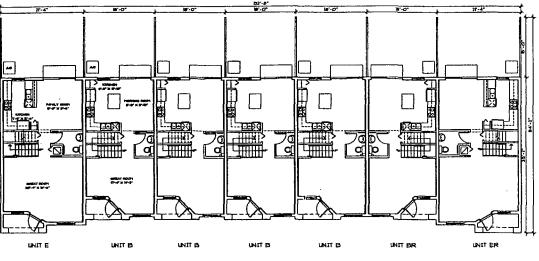
ARCHITECTS

RESIDENTIAL DEVELOPMENT CORM HOMES, INC.
MIAMI-DADE COUNTY, FLORIDA BELLAGG 10

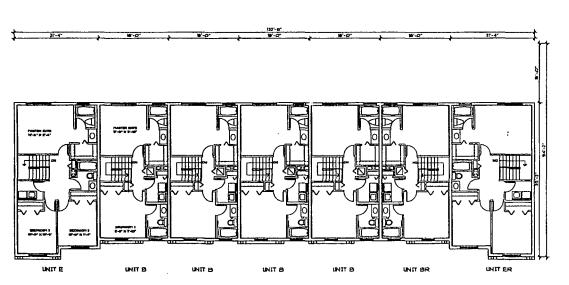
TYPE I SCALE VB"=1"-O"

CHECKED BY R.S

DATE 02/28/02 0138 A-1



FIRST FLOOR PLAN 1/8"



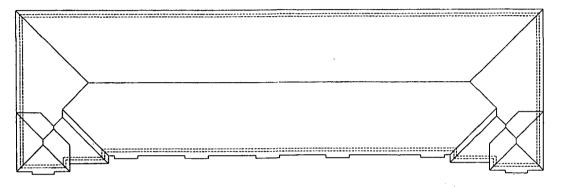
SECOND FLOOR PLAN 1/8"

AREA SUMMARY UNIT B
ACE FROM FLOOR STORM
ACE SECOND FLOOR SOTI SET,
ACE SECOND FLOOR SOTI SET,
ACE SECOND FLOOR SOTI SET,
BOTHER SOTI SET,
ACE SET SET,
BOTHER SOTI SET,
ACE SET SET,
ACE SET,
ACE SET SET,
ACE SET,
ACE SET SET,
ACE SET

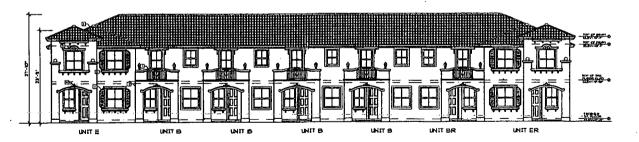
(240 GF.

AREA SUMMARY UNIT E
ACE PROST ROOM
ACE SECOND FLOOR
TO SECOND FLOOR
TATOL ACE AREA
USAS SF.
HATCH ACE AREA
USAS SF.
48 BF.
48 BF.

TOTAL 1804 57.



ROOF PLAN 1/8"



FRONT ELEVATION 1/8"

CORP. LICENSE 0002489 *ARCHITECTS

RESIDENTIAL DEVELOPMENT BELLAGG 10

TYPE I

BCALE 1/8" -|'-O" CHECKED BY R.S

DATE 02/28/02

TELEPHONE: (305) 593-9798 FAX: (305) 593-0096 CORP, LICENSE 0002489

- E--

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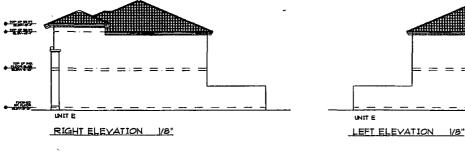
:ARCHITECTS

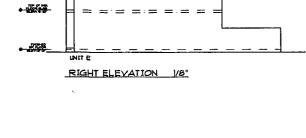
RESIDENTIAL DEVELOPMENT CORUM HOMES, INC. MIAMI-DADE COUNTY, FLORIDA

TYPE I

SCALE 1/8" -1'-0" CHECKED BY R.S. DATE 02/28/02

BELLAGGIO

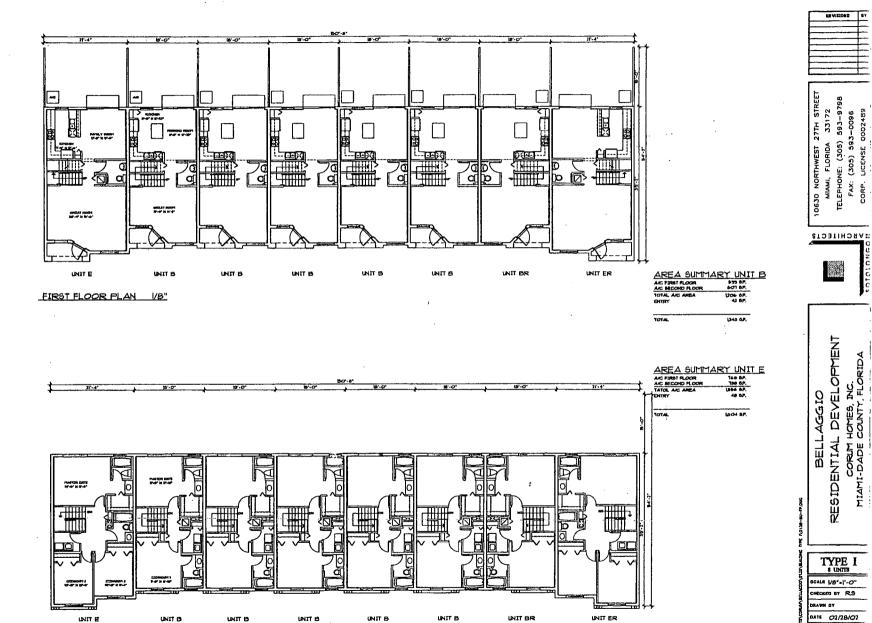




REAR ELEVATION 1/8"

◆ ¹⁰(長男学 -)

• 17.78



SECOND FLOOR PLAN

RESIDENTIAL DEVELOPMENT CORUM HOMES, INC. MIAMI-DADE COUNTY, FLORIDA BELLAGG10

TYPE I BCALE [/8"."-O" CHECKED BY R.S

DATE 02/28/02

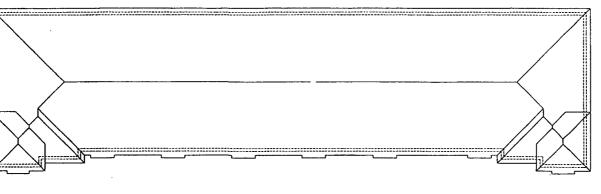
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CHECKED BY R.S. DATE 02/28/02 A-2

BELLAGG10

STOBILLEGIS



ROOF PLAN 1/8"



FRONT ELEVATION 1/8"



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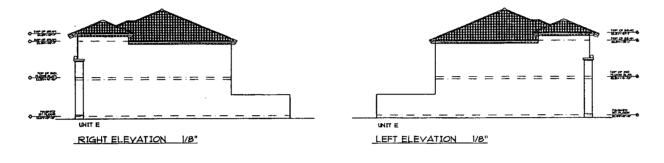
RESIDENTIAL DEVELOPMENT CORUM HOMES, INC. MIAMI-DADE COUNTY, FLORIDA BELLAGG10

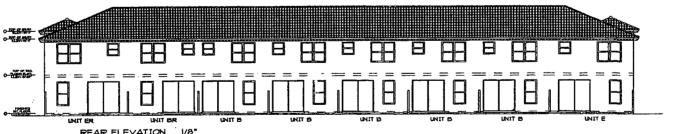
TYPE I

BCALE 1/8"=1"-0" CHECKED BY R.B.

DATE 02/28/02

0138 A-3





1 STREET 3172 3-9798 0096

TELEPHONE:

TELEPHONE:

FAX: (3G

BELLAGGIO
RESIDENTIAL DEVELOPMENT
CORUM HOMES, INC.
MIAMI-DADE COUNTY, FLORIDA

OX OX OX OX OX OX OX OX

TYPE I 9 UNITS

SCALE L/B*=1'-0"

CHECKED BY R.6

DRAWN BY

DATE 02/28/02 JOB 0138

SHEET A-1

フ の フg Jo Jo ĺαį̃ GREAT ROOM IF-4' X IF 4' UNITE UNIT B UNITE UNITE UNIT IS UNITE UNIT B UNIT BR UNIT ER

FIRST FLOOR PLAN 1/8"

6ECOND FLOOR PLAN 1/8"

AREA SUMMARY UNIT B
AC FIRST FLOOR
AC DECOMO ROOR
AC DECOMO ROOR
TOTAL AC AREA
BOTRT

TOTAL
U48 6F.

AREA SUMMARY UNIT E

AC FREST FLOOR 100 SF.

AC SECOND FLOOR 100 SF.

TATOL AC AREA UM6 SF.

ENIRY 49 SF.

TOTAL USO4 SF.

10630 NORTHWEST 27TH STREET MIAMI, FLORIDA TELEPHONE: (305)

*ARCHITECTS

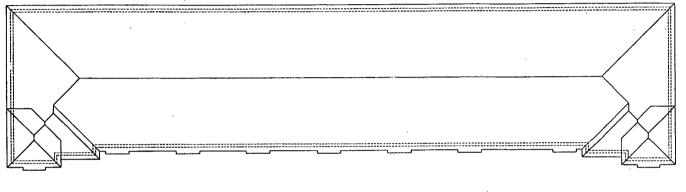
RESIDENTIAL DEVELOPMENT CORUM HOMES, INC. MIAMI-DADE COUNTY, FLORIDA

TYPE I

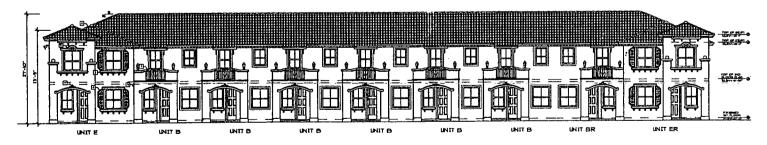
SCALE 1/8"-1'-0"

DATS 02/28/02 0138

A-2

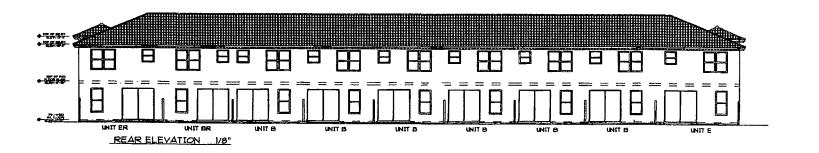


ROOF PLAN 1/8"



FRONT ELEVATION 1/8"





STOBTIHORA:



RESIDENTIAL DEVELOPMENT CORUM HOMES, INC. MIAMI-DADE COUNTY, FLORIDA

TYPE I BOALE V8"+1'-O"

CHECKED BY R.S

DATE 02/28/02



10630 NORTHWEST 27TH STREET MIAMI, FLORIDA 33172
TELEPHONE: (305) 593-9798
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CORP. LICENSE 0002489

: ARCHITECTS

RESIDENTIAL DEVELOPMENT CORUM HOMES, INC. MIAMI-DADE COUNTY, FLORIDA

TYPE I

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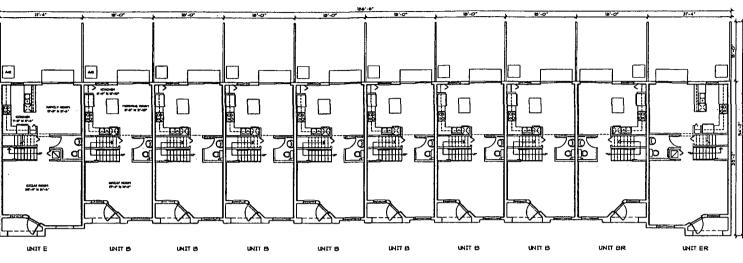
BELLAGG10

BCAUS [/8"#1"-0"

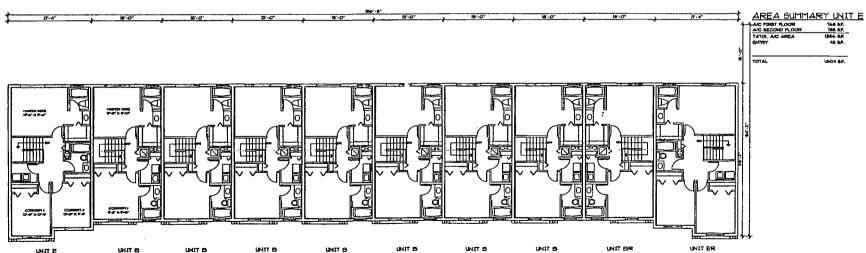
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DATE 02/28/02

A-1



FIRST FLOOR PLAN 1/8" AREA SUMMARY UNIT B
AC FIRST FLOOR SP1 SF.
TOTAL AND AREA USE SP. 1206 SF. 42 SF. (248 SP.



SECOND FLOOR PLAN 1/8"



FRONT ELEVATION 1/8"

SY NOTES
DECORATIVE MALING
DECORATIVE MALING
DECORATIVE MALING
DECORATIVE MATTER
DECORATIVE MATTER
DECORATIVE METALLICH
DECORATIVE METALLICH

10630 NORTHWEST 27TH STREET MIAMI, FLORIDA 33172
TELEPHONE: (305) \$93-9798
FAX: (305) \$93-0096
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REVISIONS BY

BELLAGGIO
RESIDENTIAL DEVELOPMENT
CORM HOMES, NG.
MIAMI-DADE COUNTY, FLORIDA

OK Hill

TYPE I 10 UNITS BCALE 1/B"=1'-O" CHECKED BY R.S

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DATE 02/28/02 JOS 0138

10630 NORTHWEST 27TH STREET
MIAMI, FLORIDA 33172
TELEPHONE: (305) 593-9798
FAX: (305) 593-0096
CORP. LICENSE 0002489

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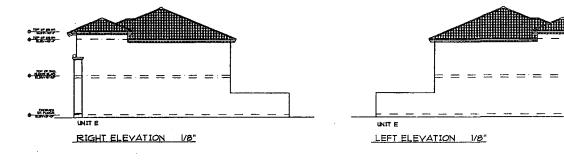
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RESIDENTIAL DEVELOPMENT
CORUM HOMES, INC.
MIAMI-DADE COUNTY, FLORIDA

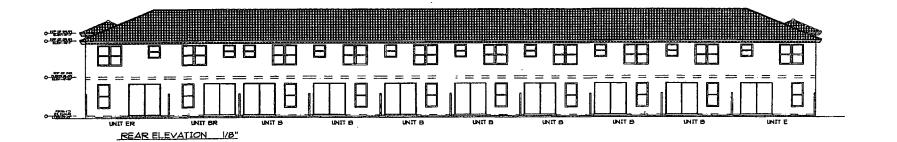
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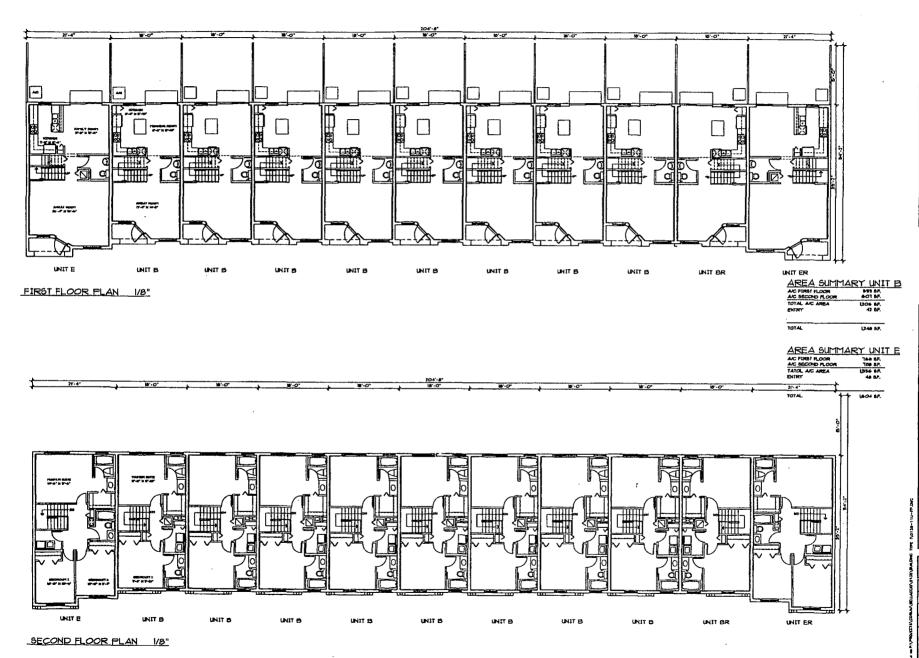
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DATE 02/28/02 200 0138

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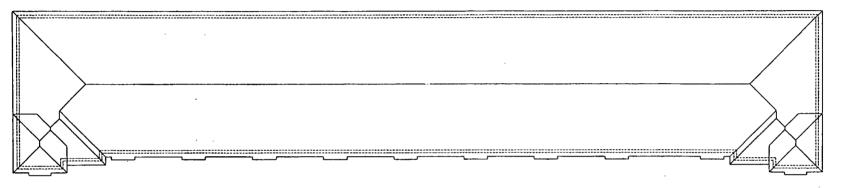
10630 NORTHWEST 27TH STREET
MIAMI, FLORIDA 33172
TELEPHONE: (305) 583-8798
FAX: (305) 583-0096
CORP. LICENSE 0002489

:ARCHITECTS

RESIDENTIAL DEVELOPMENT CORM HOMES, INC. MIAMI-DADE COUNTY, FLORIDA BELLAGG10

TYPE I SCALE 1/8"-1"-0" CHECKED BY R.S DATE 02/28/02

0138



ROOF PLAN 1/8"



FRONT ELEVATION 1/8"



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MIAMI, FLORIDA 33172
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FAX: (305) 593-0096
CORP. LICENSE 0002469

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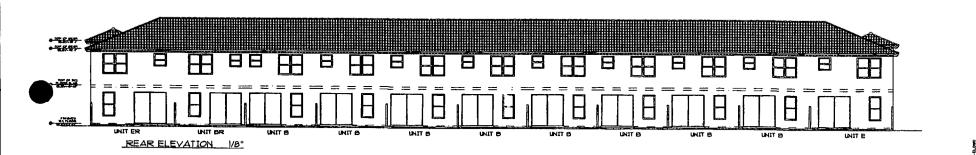
BELLAGGIO RESIDENTIAL DEVELOPMENT CORUM HOMES, INC. MIAMI-DADE COUNTY, FLORIDA

TYPE I BCALE V8"=1"-0" CHECKED BY R.S

DATE 02/28/02 0138

LEFT ELEVATION 1/8"

RIGHT ELEVATION 1/8"



2

NOKIMWESI 271H SIREEN IAMI, FLORIDA 33172 PHONE: (305) 593-9798 AX: (305) 593-0096

PRCHITECTS

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BELLAGGIO
RESIDENTIAL DEVELOPMENT
CORIM HOMES, INC.
MIAMI-DADE COUNTY, FLORIDA

TYPE I

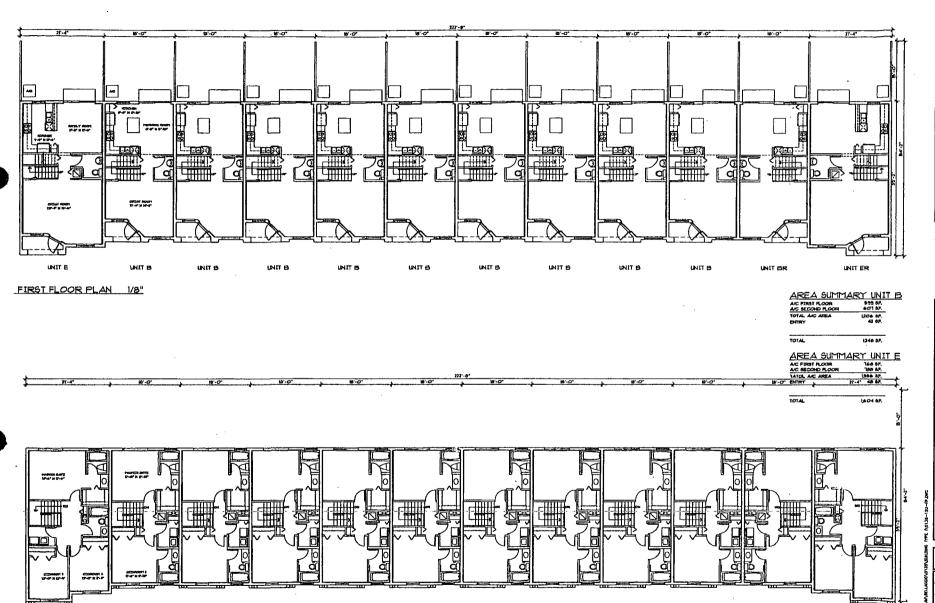
CALE (/8"+1'-0" HECKED BY R.S.

DRAWN BY

JOS 0138

10630 NORTHWEST 27TH

: ARCHITECTS



UNIT B

UNIT B

UNITE

UNIT B

UNIT B

UNIT BR

UNIT B

UNIT B

INIT E

SECOND FLOOR PLAN 1/8"

UNIT B

UNIT B

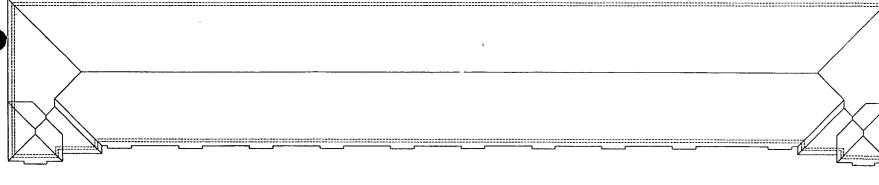
RESIDENTIAL DEVELOPMENT CORUM HOMES, INC. MIAMI-DADE COUNTY, FLORIDA BELLAGGIO

TYPE I SCALE [/B" #]'-O"

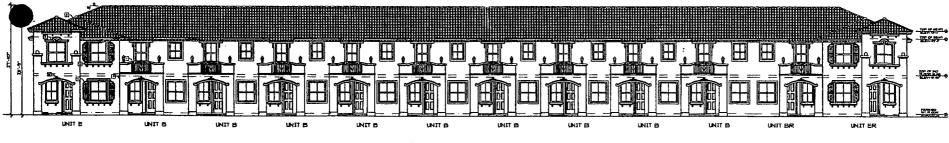
HECKED BY R.S DATE 02/28/02

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UNIT ER

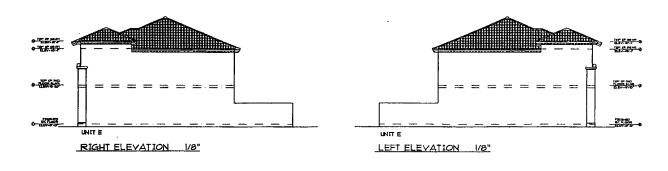


ROOF PLAN 1/8"



FRONT ELEVATION 1/8"





O TERRET WIT B UNIT E REAR ELEVATION 1/8"

RESIDENTIAL DEVELOPMENT CORUM HOMES, INC. MIAMI-DADE COUNTY, FLORIDA BELLAGGIO

: ARCHITECTS

TYPE I

SCALE 1/8"-1'-0" OHEOKED BY R.B.

DATE 02/28/02

0138

FAX: (305) 593-0096 CORP. LICENSE 0002489

DATE 02/28/02 0138

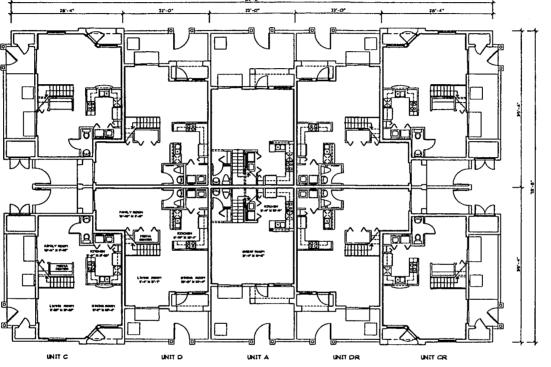
BELLAGGIO

U23 6F.

TOTAL

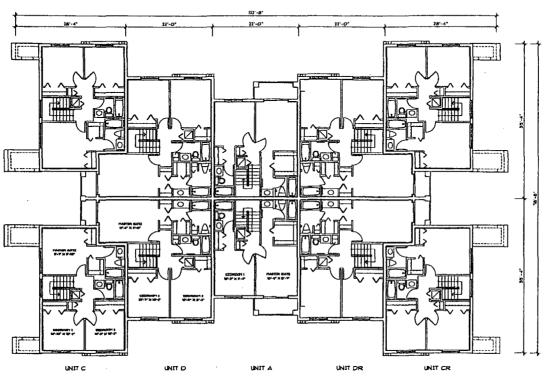
AREA SUMMARY UNIT C
ACE PERST FLOOR
ACE SECOND FLOOR
10714. ACE AREA
1333 8F.
BHIRT
33 8A.
91004.69
14 8A. TOTAL 1,392 BJ*.

TOTAL



FIRST FLOOR PLAN 1/8"

REVISIONS SY



SECOND FLOOR PLAN 1/8"

10630 NORTHWEST 2
MIAMI, FLORIDA
TELEPHONE: (305)
FAX: (305) 693

S PRECHITECTS

BELLAGGIO
RESIDENTIAL DEVELOPMENT
CORUM HOMES, INC.
MIAMI: DADE COUNTY, FLORIDA

TYPE II
BO UNITS

ECKED BY RE

DATE 02/28/02 JOB 013B

: ARCHITECTS

RESIDENTIAL DEVELOPMENT CORUM HOMES, INC.
MIAMI-DADE COUNTY, FLORIDA BELLAGG 10

TYPE II CHECKED BY R.S DRAWN BY

DATE 02/28/02 0138

ROOF PLAN 1/8"



FRONT ELEVATION 1/8"

RIGHT ELEVATION 1/8"

10630 NORTHWEST 27TH STREET MIAMI, FLORIDA 33172

ARCHITECTS

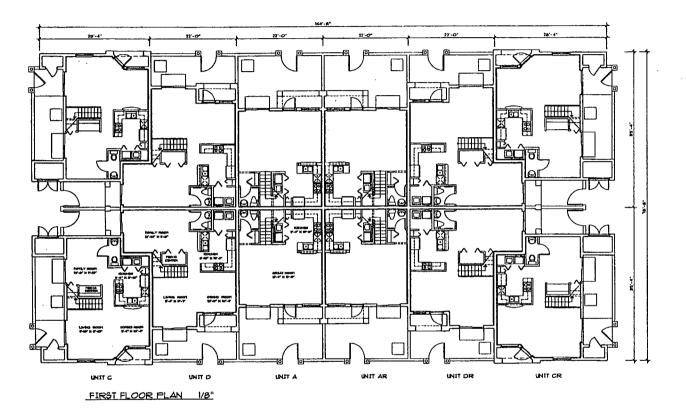
RESIDENTIAL DEVELOPMENT CORIM HOMES, INC. MIAMI-DADE COUNTY, FLORIDA BELLAGG 10

TYPE II

BCALE [/B"+|'-O"

DATE 02/28/02

0138



AREA SUMMARY UNIT A
ACE PRIST FLOOR BET OF.
ACE SECOND FLOOR SYLES.
FORTAL ACE AREA (DES ST.
BETTEY BI BT.
DALCONT DI ST.

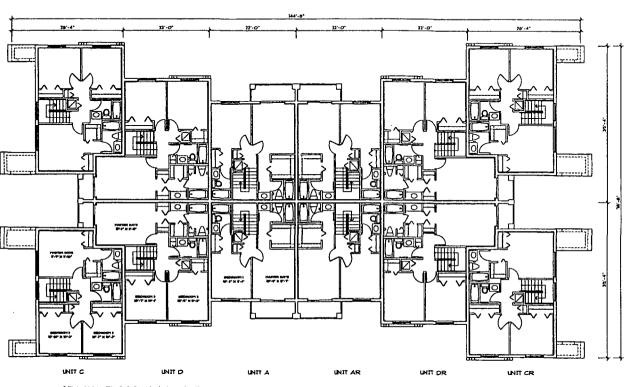
U93 6F.

AREA SUMMARY UNIT C
AC FREIT ROOM GAT 57.
AC SECOND ROOM GAT 58.
TOTAL AC AREA USYS 57.
DITENT 35 97.
DITENT 35 97.
17 97. UN SP,

AREA SUMMARY UNIT D
AUC PIRST R. COR 104 65.
AUC SECOND PLOOR 10 65.
TATOL AUC AREA 144 95.
BUTTET 42 05. TOTAL 1486 BF.

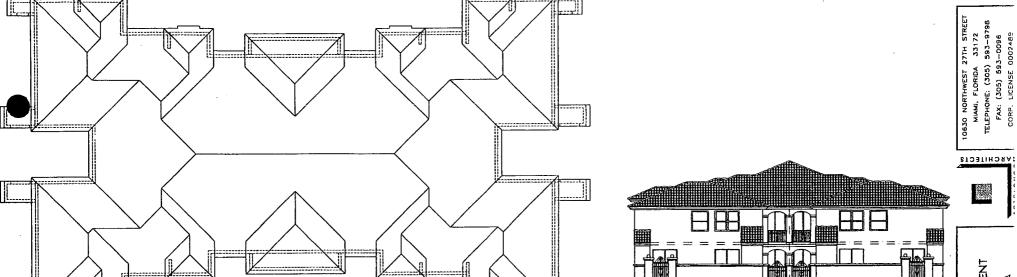
:ARCHITEC18



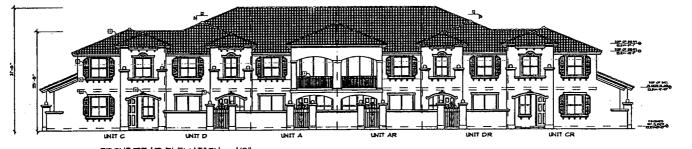


SECOND FLOOR PLAN 1/8"

TELEPHONE: (305) 593-9798 FAX: (305) 593-0096 CORP. LICENSE 0002489



ROOF PLAN 1/8"



RIGHT/LEFT ELEVATION 1/8"

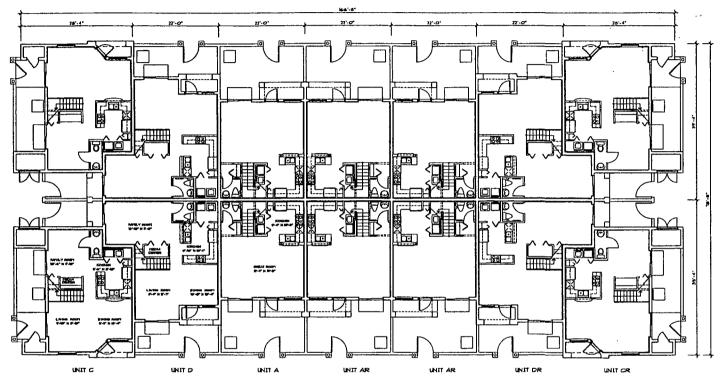
FRONT/REAR ELEVATION 1/8"

RESIDENTIAL DEVELOPMENT CORIM HOMES, INC. MIAMI-DADE COUNTY, FLORIDA BELLAGG 10

TYPE II

BCALE [/8"=1'-0" CHECKED BY R.S.

DATE 02/28/02 0138



FIRST FLOOR PLAN 1/8"

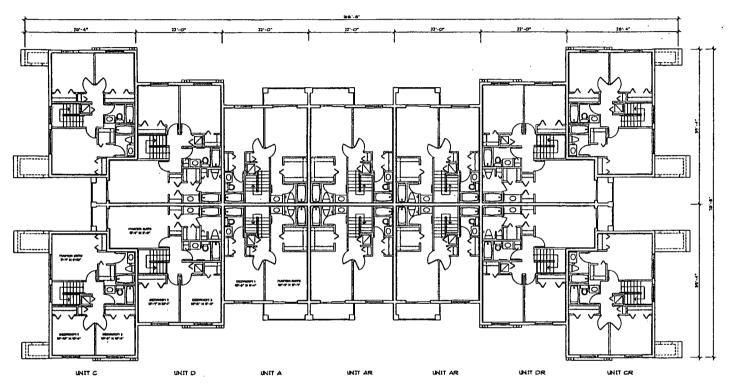
AREA SUMMA	55T 8F.
A/G BECOND PLOOR	B34 8F.
TOTAL A/C AREA	I/OSI BJF.
DATROY	91 8.F.
BALCONY	BI AF.
TOTAL	UBS 6F.

AREA SUMMA	ARY UNIT C
UC FIRST FLOOR	664 SF.
A/C BECOND PLOOR	649 SJ.
TOTAL AIC AREA	U333 6F.
NIKY	99 OF.
TORAGE	24 BF.
TOTAL	புவ வ.

AC FIRST PLOOR	734 SF.
A/C BECOND FLOOR	710 A.F.
TATOL AND AREA	(444 BF.
ENTRY	43 65.
TOTAL	1494 BF.

DATE 02/28/02 0138

A-2



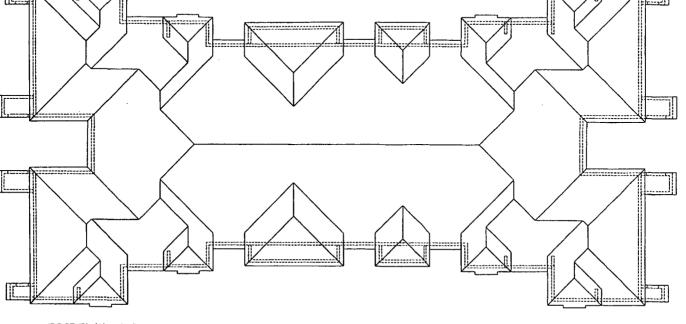
SECOND FLOOR PLAN 1/8"

0138

A-3

SCALE 1/8"-1'-0" CHECKED BY RS DATE 02/28/02



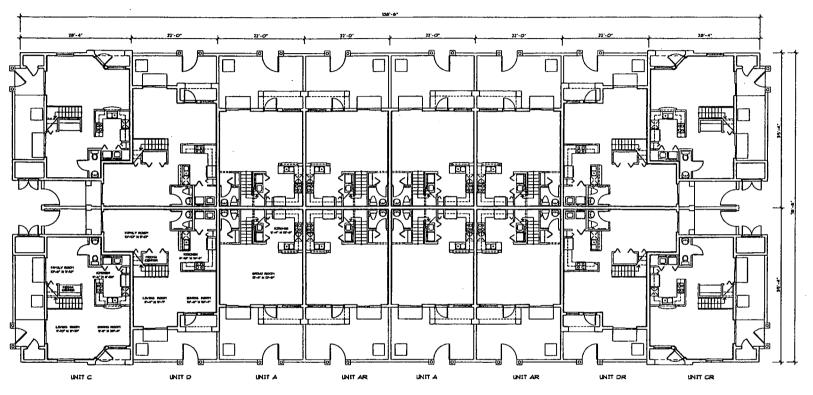






RIGHT/LEFT ELEVATION

ARCHITECTS



FIRST FLOOR PLAN 1/8"

TOTAL USS SP.

AREA SUMMARY UNIT C
ACTINGS FLOOR 649 BP.
ACTINGS FLOOR 649 BP.
TOTAL ACT AREA
BURNT 38 BP.
BURNT 38 BP.
BURNT 39 BP. TOTAL. (3% 8F.

AREA SUMMARY UNIT D
ACEPTATE FLOOR THE SF.
ACE SECOND FLOOR TO SF.
TATOL ACE AREA U44 SF.
ENTRY
ENTRY TOTAL 1406 BF.

: ARCHITECTS

RESIDENTIAL DEVELOPMENT CORUM HOMES, INC. MIAMI-DADE COUNTY, FLORIDA BELLAGGIO

TYPE II

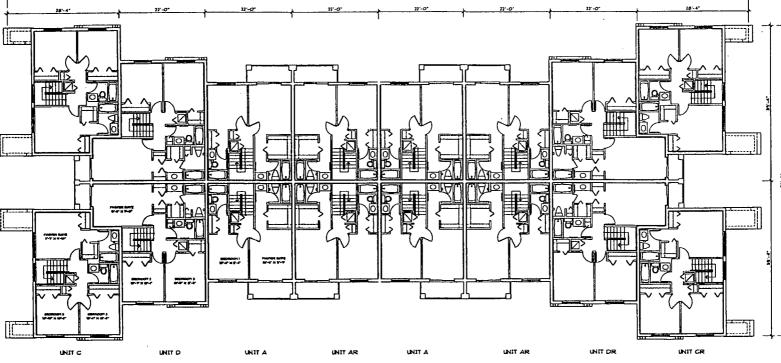
DATE 02/28/02

BELLAGGIO

TYPE II

SCALE VB"+1'-0"

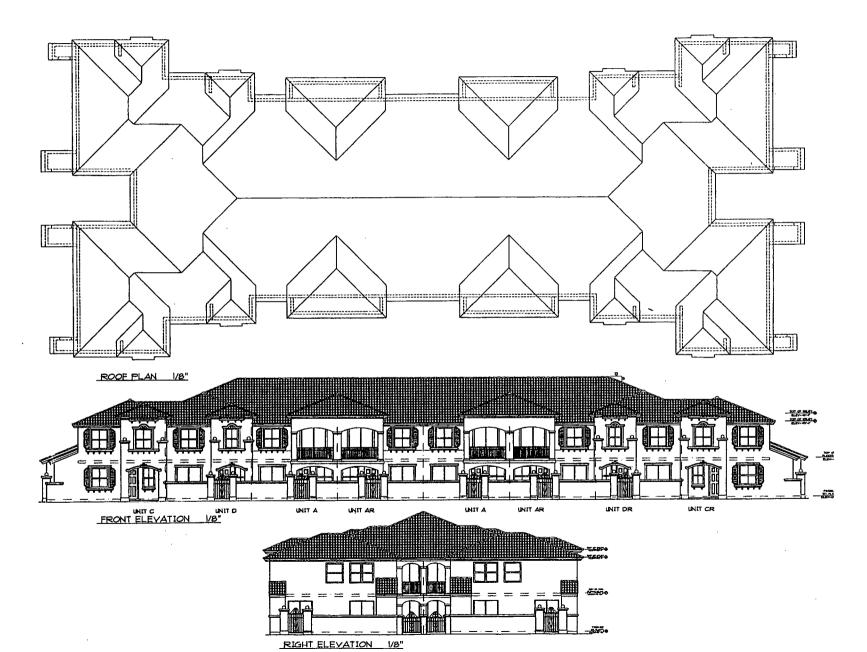
DATE 02/28/02



BELLAGG10

DATE 02/28/02

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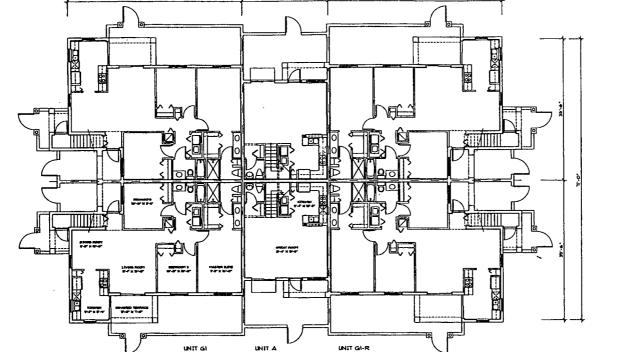


0138

DATE 02/28/02

BCALE 1/8"-1'-O" CHECKED BY FR.5





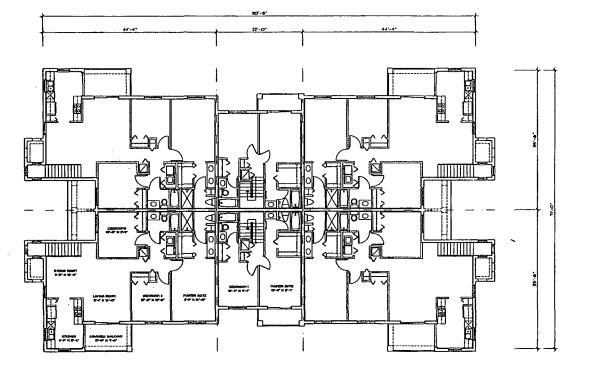
FIRST FLOOR PLAN 1/8"

AREA SUMM	ARY UNIT GI
AVC AREA COVERED TERRACE	U21 6A 94 6F.
ENT/EY	46 SF.

TOTAL 1381 SF.

AREA SUMMARY UNIT G2

AC AREA	(284 BF.
PRONT BALCONY	84 BF.
ENTRY	29 BF.
TOTAL	(397 BA.



UNIT G2-R

SECOND FLOOR PLAN 1/8"

UNIT G2

UNIT A

| 10630 NORTHWEST 27TH STREET | MIAMI, FLORIDA 33172 | TELEPHONE: (305) 593-9798 | FAX: (305) 593-0096 | CORP. LICENSE 0002489

BELLAGGIO
RESIDENTIAL DEVELOPMENT
CORUM HOMES, INC.
MIAMI-DADE COUNTY, FLORIDA

TYPE III

MUNITS

SCALE V8"+1'-O"

CHECKED BY R.S

AWN BY

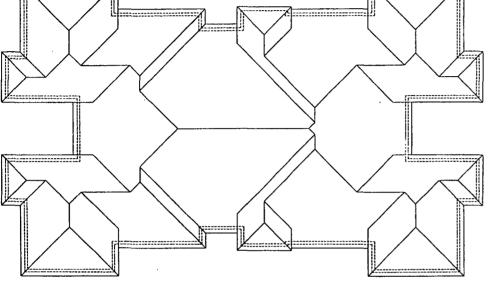
DATE 02/28/02 JOB 0138

DATE 02/28/02 Ol3B A-3

TYPE III

SCALE 1/8"=1"-0" CHECKED BY R.S





0 11 / 12 MAY 0 11 / 12 MAY 0 12 / 12 MAY

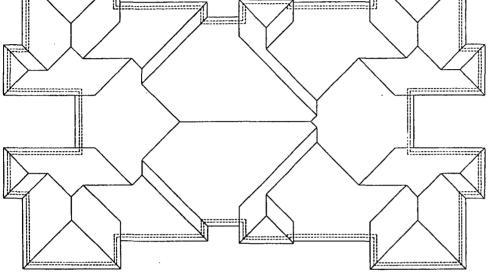
O LIV. FEB

· SERVE

\$1000 BAR

RIGHT ELEVATION 1/8"

LEFT ELEVATION 1/8"











AREA SUMMARY UNIT GI

U97 6F. TOTAL

AREA SUMMARY UNIT G2

1284 6F. 84 6F. 29 5F.

TOTAL (397 SF. AREA SUMMARY UNIT FI
AC AREA
COVERED TERRACE

1071 AP.
10 6F. 1077 SP. 12 SF.

TOTAL UD9 OF. AREA SUMMARY UNIT F2

AC ARELA
BOTTET

SS SF,
BALCONY

10 SF. 1065 SF. 36 SF. 10 SF.

TOTAL

1,213 BF.

TELEPHONE: (305) 593-9798 FAX: (305) 593-0096 CORP, LICENSE 0002489



RESIDENTIAL DEVELOPMENT CORIM HOMES, INC. MIAMI-DADE COUNTY, FLORIDA BELLAGG10

TYPE III

BCATE NB."1,-O. CHECKED BY R.S.

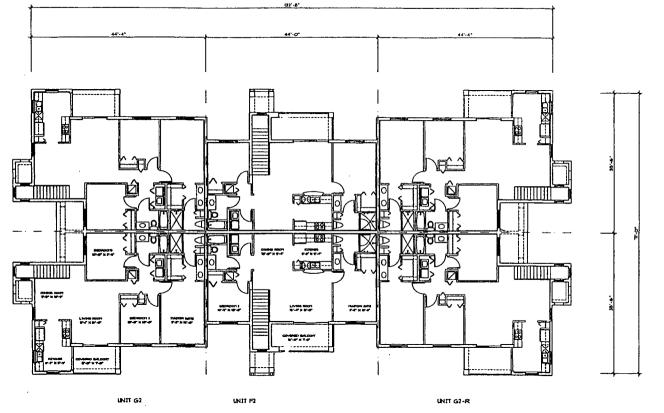
DAYS 02/28/02 0138

TYPE III

0138

DATE 02/28/02

BOALE 1/8"=1"-0"



SECOND FLOOR PLAN 1/8"



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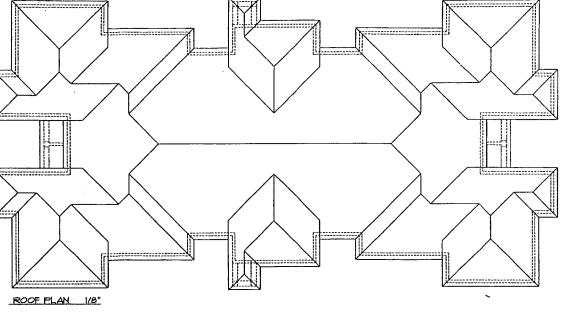
TELEPHONE: (305) 593-9798 FAX: (305) 593-0096 CORP LICENSE 0002489 10630 NORTHWEST 27TH STREET MIAMI, FLORIDA 33172

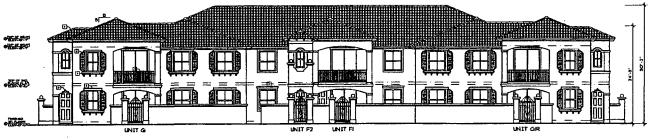
STOBLINGEN:

RESIDENTIAL DEVELOPMENT CORIM HOMES, INC. MIAMI-DADE COUNTY, FLORIDA BELLAGG10

CHECKED BY R.S

0138





FRONT/ REAR ELEVATION 1/8"



LEFT / RIGHT ELEVATION 1/8"

TYPE III BCALE 1/8" «1'-0"

DATE 02/28/02

: ARCHITECTS

A-1

DRAWN BY

TYPE III SCALE 1/8" -1"-0"

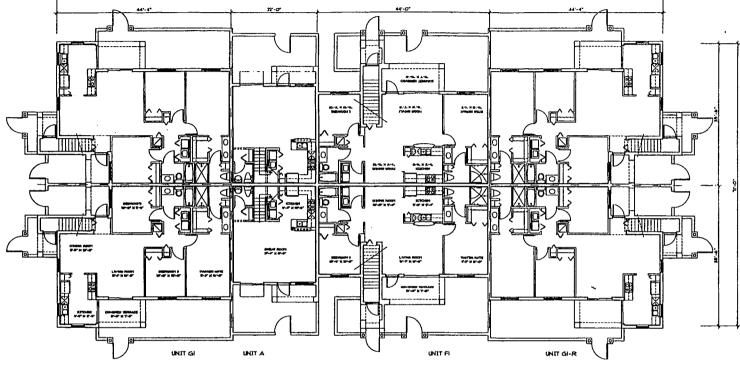
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DOINGT
BALCONY
BACAREA
DOS BA.
DALCONY
B 6A.

1213 634.

TOTAL







FIRST FLOOR PLAN 1/8"

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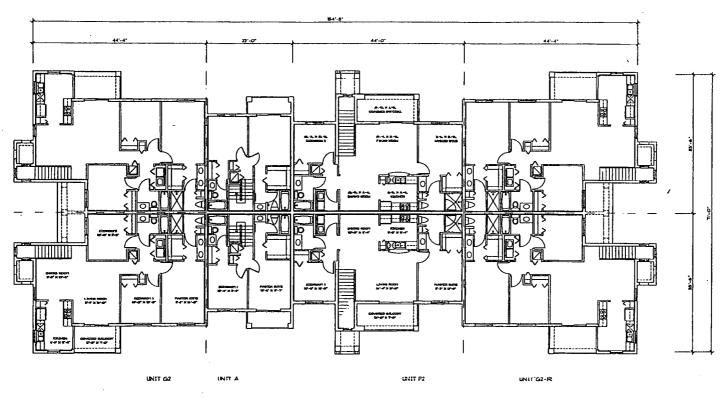
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TOTAL	U91 6A

AREA SUMMA	ARY UNI
AIC FIRST FLOOR	897 S.F.
AC SECOND FLOOR	834 BF.
TOTAL AIC AREA	UDSI 6P.
ENTRY	51 6F.
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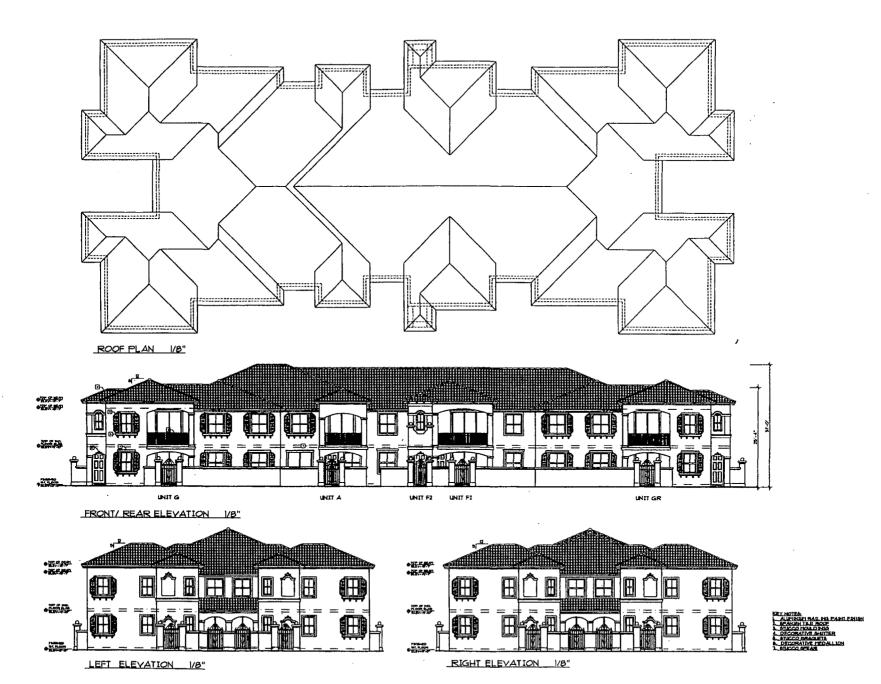
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DATE 02/28/02

0138 A-2



SECOND FLOOR PLAN 1/8"



BELLAGG 10

10630 NORTHWEST 27TH STREET
MANAI, FLORIDA 33172
TELEPHONE: (305) 593-9798
FAX: (305) 593-0096
COPP LICENSE DOCZARG

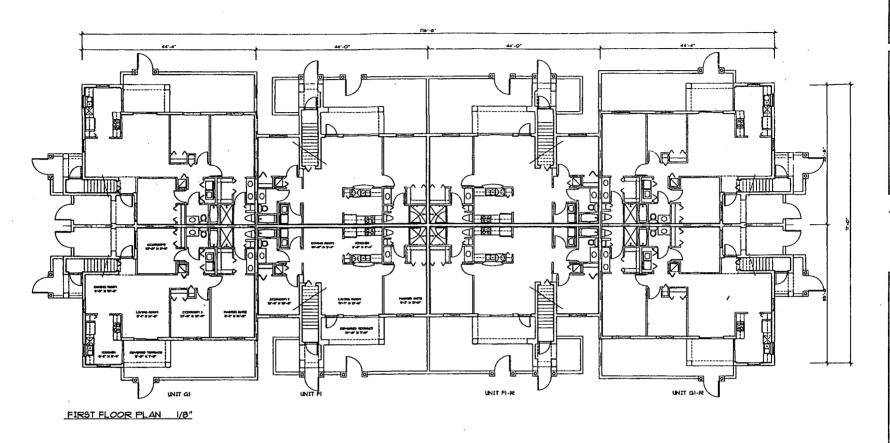
ARCHITEC18

RESIDENTIAL DEVELOPMENT CORM HOMES, INC. MIAMI-DADE COUNTY, FLORIDA

TYPE III SCALE 1/8"=1"-0"

CHECKED BY R.S.

DATE 02/28/07 A-3



TOTAL 1313 SF.

AREA SUMMARY UNII GI AREA SUMMARY UNIT F2

AC AMEA
BOILT B6 BF.

BALCONY ID SF. AREA SUMMARY UNIT G2 AREA SUMMARY UNIT FI (357 S.F. TOTAL (397 SF. U39 SF.

TOTAL

BCALE 1/8"-1"-O" CHECKED BY R.S

DATE 02/28/02 0138

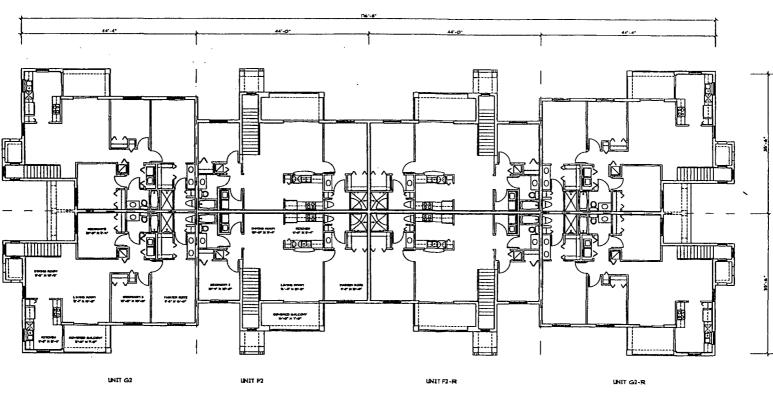
10630 NORTHWEST 27TH STREET
MIAMI, FLORIDA 33172
TELEPHONE: (305) 593-9798
FAX: (305) 593-0096
CORP : (CFNST 0007480

VECHITECIS

RESIDENTIAL DEVELOPMENT CORUM HOMES, INC.
MIAMI-DADE COUNTY, FLORIDA BELLAGG10

TYPE III SCALE NB"=1"-0"

DATE 02/28/02 0138 A-2



SECOND FLOOR PLAN 1/8"

LEFT - RIGHT ELEVATION 1/8"

SEMBIONE

10630 NORTHWEST 27TH STREET MAMI, FLORIDA 33172
TELEPHONE: (305) 593-9798
FAX: (305) 593-0096

ARCHITECTS

BELLAGGIO
RESIDENTIAL DEVELOPMENT
CORM HOMES, INC.
MIAMI-DADE COUNTY, FLORIDA

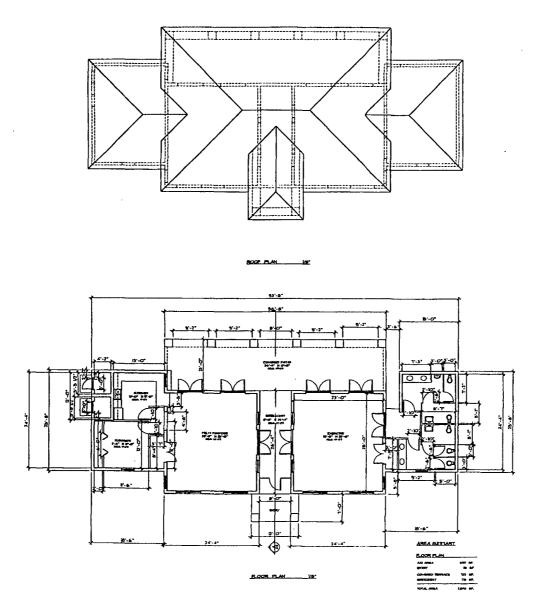
TYPE III

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DRAWN BY

DATE 02/28/02

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CLUBHOUSE SCALE 1/4"=1"-0" снескей ву МР

DATE 02/28/02 oin A-1

10630 NORTHWEST 277H STREET MIAMI, FLORIDA 33172
TELEPHONE: (305) 593-9798
FAX: (305) 593-0096

ARCHITECTS

BELLAGGIO
RESIDENTIAL DEVELOPMENT
CORUM HOMES
MIAMI-DADE COUNTY, FLORIDA

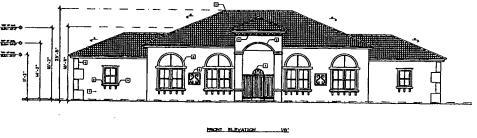
CLUBHOUSE

BEALE 1/8"=1'-0"

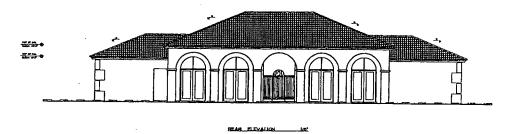
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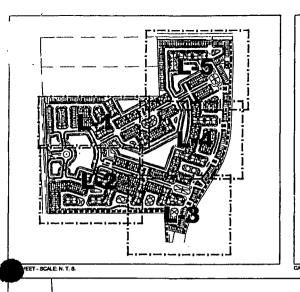
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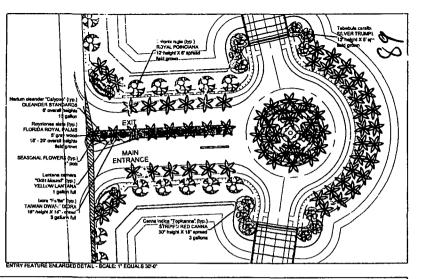








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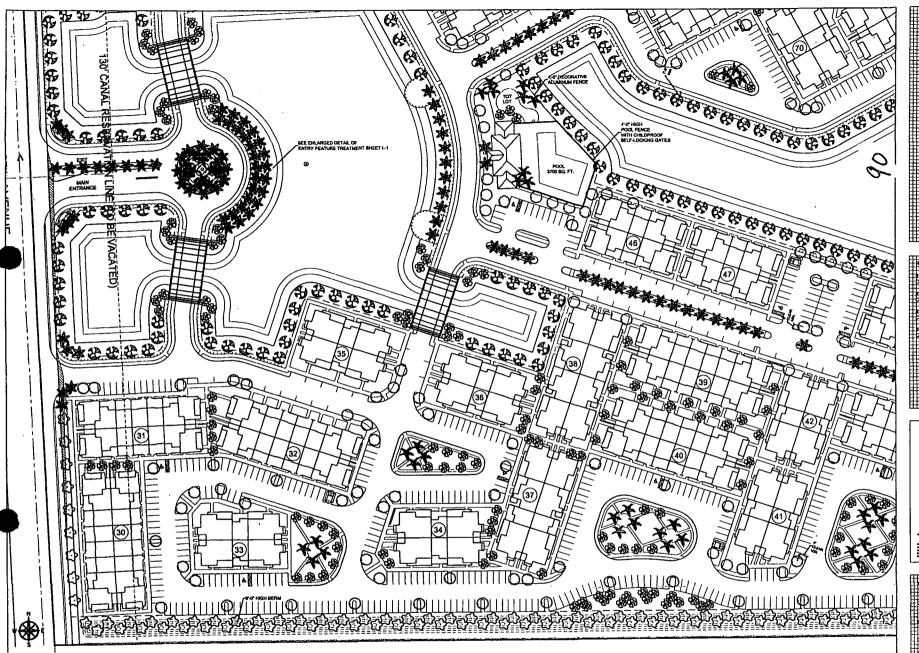




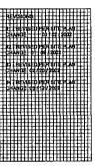




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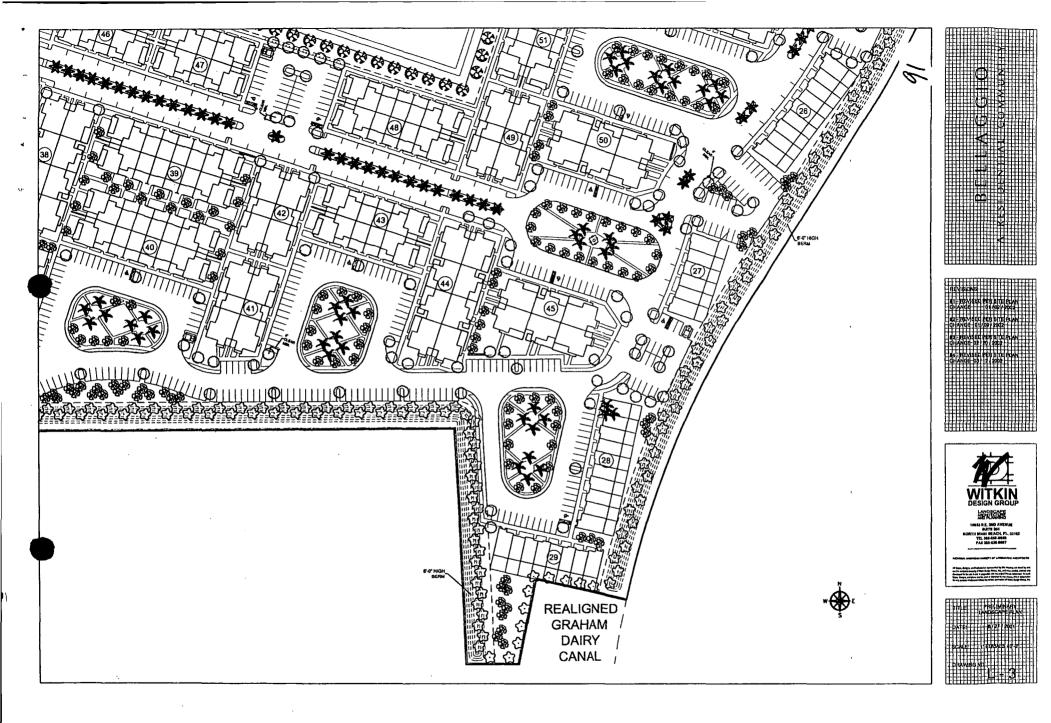




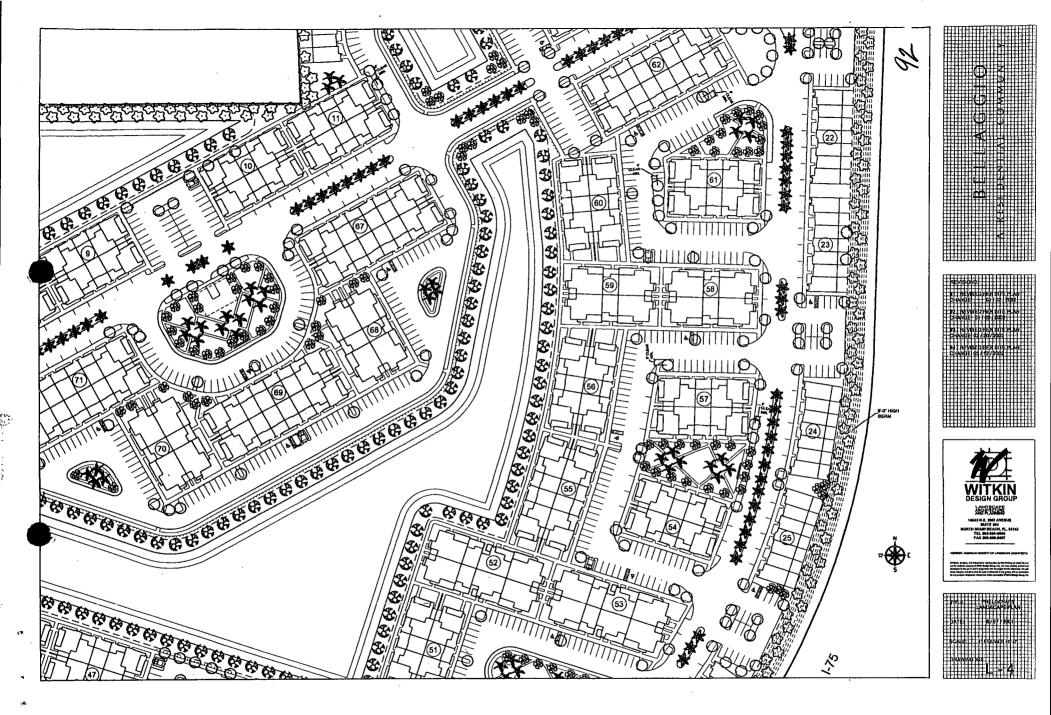




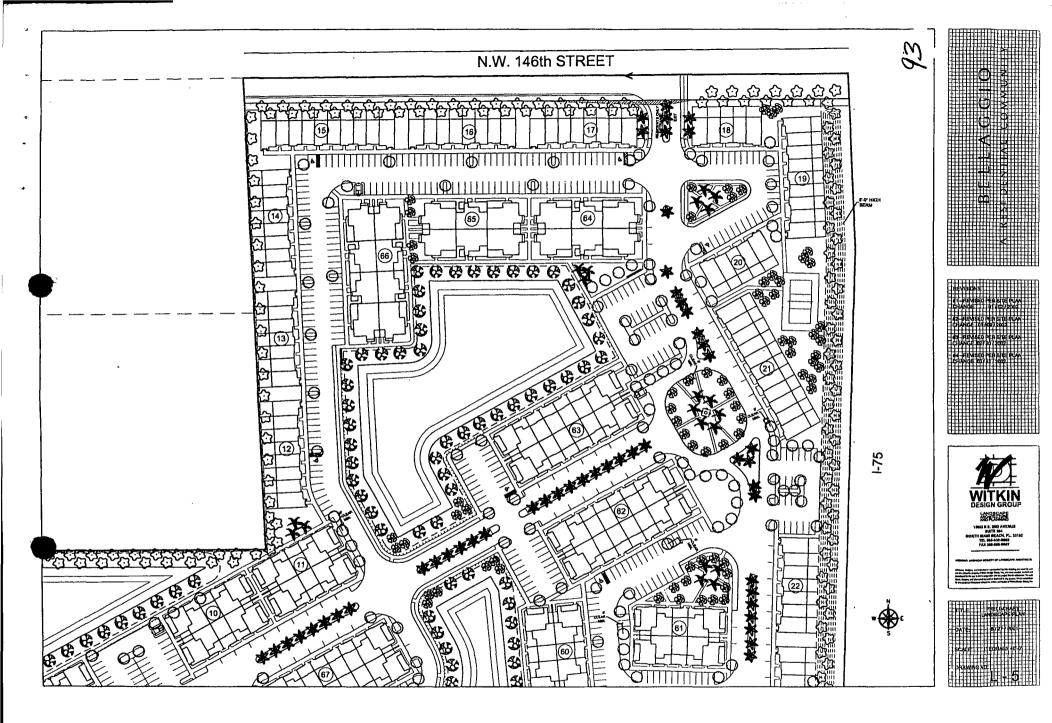




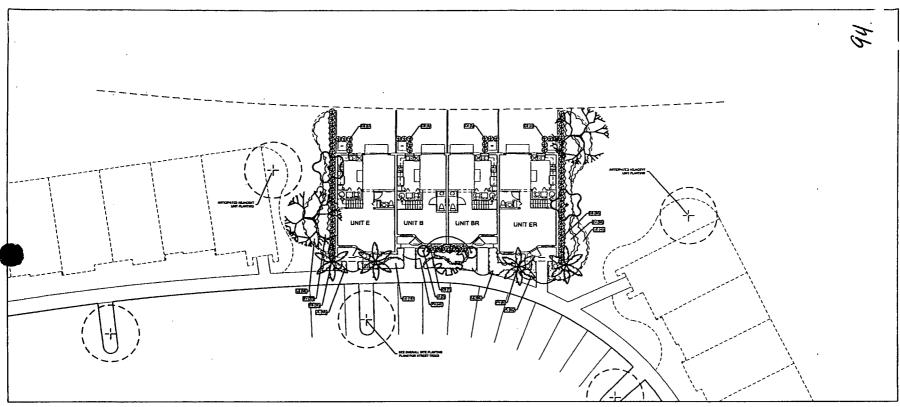
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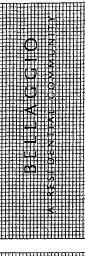


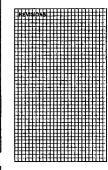
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N/A N/A	PROV.
N/A N/A	PROV.
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N/A	N/A
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7	8
70	197
	7

			LANDSC	APE L	IST		
QUANTITY	XEY	BOTANCAL / COMMON NAME	DESCRIPTION	QUANTITY	HEY	BOTANICAL / COMMON NAMS	DESCRIPTION
2	3	Conocarpus erectus GREEN BUTTONWOOD	10' ht. X 5' spr. f. g.	2	JI	Jatropha inlegerrima PEREGRINA	6' o. a. ht. 15 gal.
1	€:} }	Koelreuteria alagana GOLDEN RAIN TREE	10° ht. X 5° apr. f. g.	82	PL	Pentes lanceolata New Look Red SHORT RED PENTAS	1 gal. full
2	₩	Revensis medegascerionsis TRAVELERS TREE	12° a. a. hl. f. g.	54	PV	Pittosporum tobira Variegata' VARIEGATED PITTOSPORUM	18" ht. X 18" spr. 3 gal.
4	*	Veltchis montgomeryana MONTGOMERY PALM	14' o. a. matched his. aingle trunk f. g.	62	sv	Schelliere arboricola "Trinetto" OWARF SCHEFFLERA	18" hl. X 18" apr. 3 gal.
79	CS	Conocarpus erectus (Sericeus) Sil VER BUTTONWOOD	24° ht. X.24° spr. 3 gal.	AS REO'O	LAWN	St. Augustine Floratam	Solid Even Sod
172	LE	Linge musced Evergreen Glant' LILYTURF	1 gal. full				





003/3/02

LANDSCAPE LIST							
QUANTITY	хФГY	BOTANICAL I COMMON MAME	DESCRIPTION	OTMULLIA.	XEY	BOTANICAL / COMMON NAME	DESCRIPTION
17	*	Carpentaria scuminata CARPENTARIA PALM	16° o. a. matched hts. single trunk f. g.	24	DB	Dietas bicolor YELLOW AFRICAN IRIS	1 gal. full
4	€3	Cordia sebesiene GEIGER TREE	- 10' ht. X 5' spr. f. g.	369	LV	Lirope muscari Variegata' AZTEC GRASS	1 gal. full
174	AC	Alamenda catherica "Hendersonii Dwarf BILVER BUTTONWOOD	18" ht. X 18" apr. 3 gal.	40	J۷	Jasminum volubile WAX JASMINE	18" ht. X 18" spr. 3 gal,
46	CI	Chrysobalanus Icaco 'Rad Tip' COCOPLUM	24" ht. X 24" apr. 3 gal.	AS REQTO	LAWN	St. Augustine Floratam	Solid Even Sod
6	СТ	Cordyfine terminalis Black Magic HAWAIAN TI PLANT	3' o. a. ht. 7 gal.				

Ordinance 98-13		
ZONE DISTRICT: PAD		
Gross Land: 19,180 (s.f.) Net Land: 19,180 (s.f.)		r Bodles: 0
	REG	PROV.
Landscape Open Space (if applicable) Greenbelt Width (if applicable) Lawn Area (As defined in Ordinance)	N/A	N/A
Greenbelt Width (if applicable)	N/A	N/A 50%
Lawn Area (As defined in Ordinance)	50%	5076
TREES:		1
Trees per scre: 28	12	12
Note: 30% of required trees and/or palms shall		1
be native species.		18 peeds at
	17	1.0,
Street Trees:		1
	29	1
TOTAL NUMBER OF TREES	28	30
SHRUBS: (10 shrubs for each tree req.)	290	268°

Additional shrub count will be reflected on overall site planting plan as part of the construction drawings for the future permit set

3

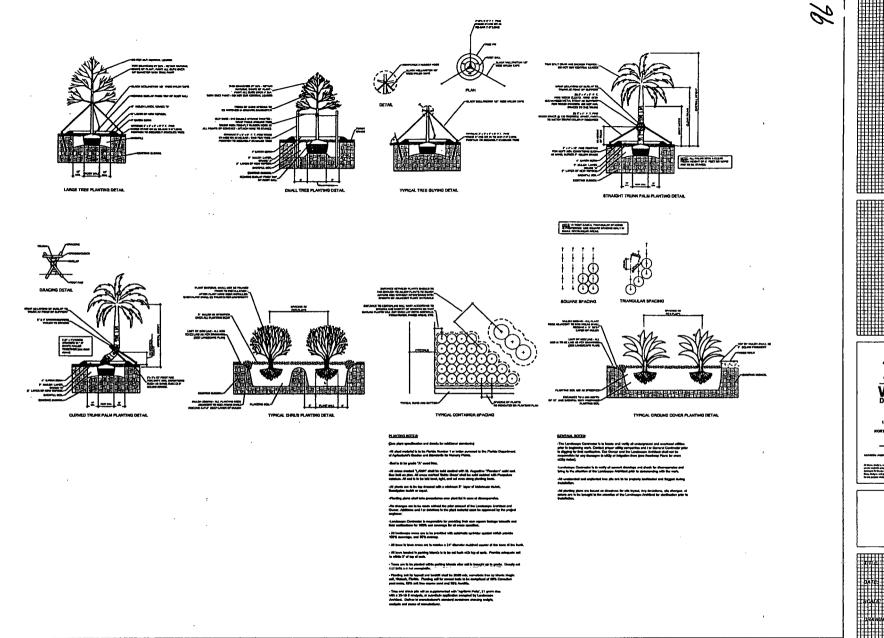


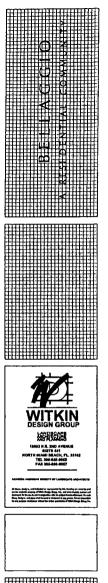


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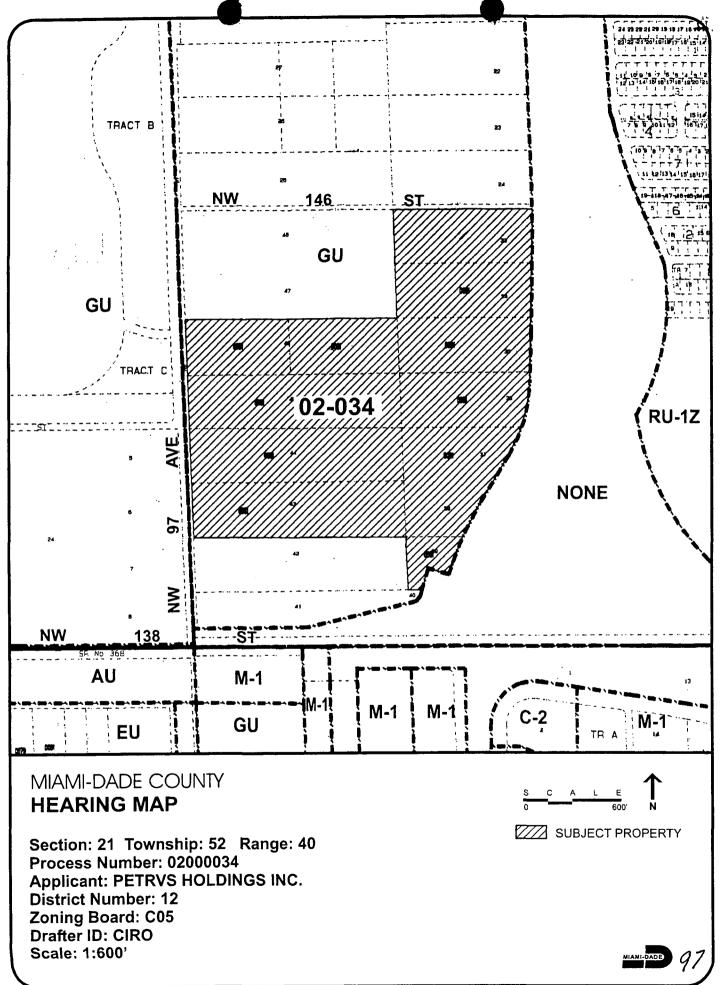


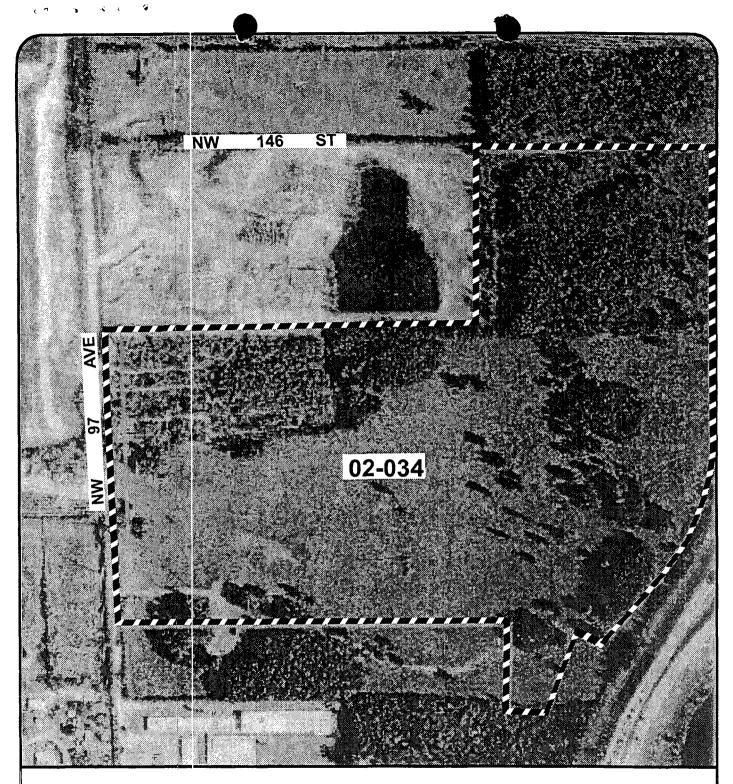






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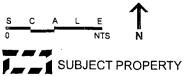
MIAMI-DADE COUNTY **AERIAL**

Section: 21 Township: 52 Range: 40 Process Number: 02000034

Applicant: PETRVS HOLDINGS INC.

District Number: 12 Zoning Board: C05 Drafter ID: CIRO

Scale: NTS





1. CORUM HOMES, LLC (Applicant)

 \mathcal{E}_{\bullet}

02-4-CZ5-1 (02-34) Area 5/District 12 Hearing Date: 4/18/02

Property	Owner (if different from	napplicant) <u>Same.</u>		
	n option to purchase 【 Yes □ No ☑	☐ / lease ☐ the property predi	icated on the approval	of the zoning
Disclosur	e of interest form attach	ned? Yes ☑ No □		
	<u>Previ</u>	ous Zoning Hearings on the	Property:	
<u> Year</u>	Applicant	Request	Board	Decision
				NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

TEAM METRO NORTHWEST OFFICE

ENFORCEMENT HISTORY

CORUM HOMES, LLC	SOUTH OF NW 146 STREET AND BETWEEN NW 97 AVENUE AND I-75, MIAMI-DADE COUNTY, FLORIDA
APPLICANT	ADDRESS
04/18/2002 DATE	02-34 HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

NO CURRENT ENFORCEMENT ACTION.

DEVELOPMENTAL IMPACT COMMITTEE RECOMMENDATION TO COMMUNITY ZONING APPEALS COUNCIL 5

APPLICANT: Corum Homes, LLC

PH: Z02-034 (02-4-CZ5-1)

SECTION:

21-52-40

DATE: April 18, 2001

COMMISSION DISTRICT: 12

ITEM NO.: 1

A. INTRODUCTION

o REQUESTS:

(1) GU to PAD

- (2) SPECIAL EXCEPTION to permit site plan approval for proposed residential developments.
- (3) UNUSUAL USE to permit lake excavations.
- (4) UNUSUAL USE to permit an entrance feature.
- (5) NON-USE VARIANCE OF ZONING REGULATIONS requiring section line roads to be 80' in width; to vary same to permit a right-of-way width of 25' (40' required) on the east side of N.W. 97 Avenue.
- (6) NON-USE VARIANCE OF ZONING REGULATIONS to permit common open space of the category 1 requirements to be 27.43% (60% minimum required).
- (7) NON-USE VARIANCE OF ZONING REGULATIONS to permit private open space of the interior floor area to be 6.19% (60% minimum required).

A plan is on file and may be examined in the Department of Planning and Zoning entitled, "Bellaggio Residential Development," as prepared by Sotolongo Architects and landscaping plans by Witkin Design Group, sheets L-1 through L-8 dated last revised 2/20/02 consisting of a total of 64 sheets. Plans may be modified at public hearing.

o SUMMARY OF REQUESTS:

The applicant is requesting a zone change from GU, Interim District, to PAD, Planned Area Development District, and a special exception to permit site plan approval for a proposed 837 multi-family residential unit development. In addition, the applicant is seeking an unusual use to permit multiple lake excavations and an entrance feature, as well as a non-use variance to permit a right of way dedication of 25 feet on the east side of NW 97 Avenue, where 40 feet is required. The applicant is also seeking non-use variances to permit less common open space of the category 1 requirements and less private open space of the interior floor area than is required.

LOCATION: South of NW 146 Street and between NW 97 Avenue and I-75, Miami-Dade County, Florida.

SIZE: 73.63 acres

IMPACT:

The proposed residential development will provide additional housing to the community, but will bring an increase in traffic and noise into the area and will impact schools and public services.

None **ZONING HEARINGS HISTORY:** В.

NEIGHBORHOOD CHARACTERISTICS: C.

EXISTING LAND USE PLAN **EXISTING ZONING**

DESIGNATION

Subject Property:

GU, vacant property Low-medium density residential, 5 to 13

units per gross acre

Surrounding Properties:

NORTH: GU. construction debris

> Landfill and vacant units per gross acre

property

GU and Interstate 75, SOUTH:

units per gross acre

school

Interstate 75 Interstate 75 EAST:

Estate density residential 1 to 2.5 GU, vacant WEST:

dwelling units per gross acre with (DI-1) property one density increase with urban design

Low-medium density residential, 5 to 13

Low-medium density residential, 5 to 13

and business and office

The subject parcel is located west of Insterstate 75 and north of the City of Hialeah. This area was once characterized with small five acre or plus clean fill dumps. In the 1990's the area was redesignated for residential use, albeit estate density, 1 to 2.5 units per gross acre. Subsequently, the linear strip of land located between NW 138 Street and NW 170 Street and between NW 97 Avenue and the I-75, in which the subject parcel exists was redesignated to residential low to medium density. 5 to 13 units per gross acre. The parent parcel, which is a wedge of land located between the I-75 and estate density designated land to the west remains unimproved.

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D. SITE AND BUILDINGS:

Site Plan Review:

Acceptable Scale/Utilization of Site: **Acceptable** Location of Buildings: Compatibility: Acceptable Acceptable Landscape Treatment: Acceptable Open Space: Acceptable Buffering: Acceptable Access: Parking Layout/Circulation: Acceptable Visibility/Visual Screening: Acceptable

Energy Considerations: N/A
Roof Installations: N/A

Service Areas: Acceptable

Signage: N/A

Urban Design: Acceptable

E. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for district boundary changes taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

The Board shall hear an application for and grant or deny **special exceptions**; that is, those exceptions permitted by regulations only upon approval after public hearing, new uses and **unusual uses** which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards,

or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.

Upon appeal or direct application in specific cases, the Board shall hear and grant applications for **non-use variances** from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.

F. NEIGHBORHOOD SERVICES:

DERM No objection
Public Works No objection
Parks No objection
MDTA No objection
Fire Rescue No objection
Police No objection

Schools 337 students based on 843 units

Planning & Zoning No objection

G. RECOMMENDATION:

Approval of request #1 subject to the Board's acceptance of the proffered recordable agreement which among other things provides that development of the subject site be substantially in accordance with the submitted site plan; that the maximum number of dwelling units on the property be 837; and that development of the property is projected to commence in May 2003 and build-out in May 2007. Said agreement also provides additional quantitative data regarding number of bedrooms, building coverage, open space, residential density, nonresidential construction, private roads and private areas, and population projection.

Approval with conditions of requests # 2 through #4, #6 and #7; and denial without prejudice of request #5 unless withdrawn by the applicant.

The DIC Executive Council believes that the proposed site plan provides adequate open space, amenities, common areas, and landscaping. In addition, the site plan has been designed to include urban design principles. The Council is of the opinion that the proposed zone change will be in keeping with the Comprehensive Development Master Plan (CDMP) residential designation for the subject parcel. When taking into consideration the reasonableness of the applied for rezoning and special exception in relation to the present and future development of the area, the Executive Council finds that the zone change request will permit a residential development which is **consistent** with the CDMP, and will not be contrary to the public interest. The Council also finds

that the proposed development will also be **compatible** with the surrounding area and would not be contrary to the public interest. The Executive Council has no objections to the variance of private open space and common open since it is compensated by the additional indoor living space to accommodate the residents and the proposed amenities. The Executive Council also notes that the applicant will provide the required 40 feet of dedication for the east side of NW 97 Avenue, therefore request #5 to permit a right-of-way width of 25 feet on the east side of NW 97 Avenue is no longer necessary and should be denied without prejudice unless withdrawn by the applicant.

PROJECT DESCRIPTION

The applicant, Corum Homes, LLC is requesting a zone change from GU, Interim District, to PAD, Planned Area Development District, and a special exception to permit site plan approval for a proposed 837 multifamily residential unit development. In addition, the applicant is seeking an unusual use to permit multiple lake excavations and an entrance feature and a non-use variance to permit less dedication for a section line right-of-way than is required. The applicant is also seeking non-use variances to permit less common open space and less private open space than is required. The subject property consists of approximately 73.63 acres and is located south of NW 146 Street and between NW 97 Avenue and Interstate 75. The property is currently undeveloped and is surrounded by a school to the south, a construction debris landfill and vacant land to the north, Interstate 75 on the east and vacant property to the west.

The applicant proposes three building types consisting of two-story townhouses and two-The building elevations are fitted with Mediterranean-style story apartments. architectural elements such as barrel roof tiles, entrance courts, porches and shutters on windows. A large number of the buildings are arranged along six organically shaped lakes. Three of the lakes are intentionally placed adjacent to NW 97 Avenue to become an integral part of the entrance into the development. These lakes are integrated with a large fountain and landscaped median and are connected to pedestrian paths and bridges that will lead residents and visitors into the residential community. boulevards are placed on an axis with the three lakes. Said streets afford uninterrupted views of some of the community's architecture, squares and pedestrian scaled streets from the main entrance off NW 97 Avenue to the east portion of the site. These two boulevards form the organizational element for the whole development as they directly affect the placement of the remaining streets and public open space proposed for the residential community. Three additional lakes are sited interior to the subject parcel. These are designed as thin linear elements that meander through the interior of the development. Buildings are placed close to the lakes to take advantage of the vistas afforded by the water element, but most importantly, the lakes' perimeter has integrated sidewalks to give pedestrians the ability to jog or stroll along the water. Those buildings that do not front on a lake are placed near or in front of squares and plazas that are distributed throughout the site. It is the applicant's intent that all buildings have a view of a water feature or open space or is placed in close proximity to either amenity. Large parking fields are avoided by placing some parking areas in small parking fields tucked on the sides of buildings or by placing parking areas around one of the proposed squares or plazas. The success of the plan derives from the adoption of a number of

urban design principles as demonstrated by the Miami-Dade County Urban Design Manual. The site incorporates an interconnected system of blocks and streets as well as a network of open space that is defined by buildings or the block's edge. The open space locations afford opportunities for the establishment of community focal points. The applicant has introduced a number of focal points by placing greens that terminate street vistas and incorporating buildings and fountains in said areas. The applicant has also provided a network of pedestrian paths that connect the buildings to the surrounding lakes, parking areas and recreation spaces.

COMMENTS AND MAJOR CONCERNS

Ordinance Number 75-47 charges the Developmental Impact Committee (DIC) to address applications with respect to: (I.) conformance with all applicable plans; (II.) environmental impact; (III) impact on the economy; (IV.) impact on essential services; and (V.) impact on public transportation facilities and accessibility.

The following comments address these specific charges with regard to the subject application:

I. CONFORMANCE WITH ALL APPLICABLE PLANS

A. RELEVANCE TO THE COMPREHENSIVE DEVELOPMENT MASTER PLAN APPLICABLE CDMP GOALS, OBJECTIVES AND POLICIES

Land Use Objective 5

Upon the adoption of this plan, all public and private activities regarding the use, development and redevelopment of land and the provision of urban services and infrastructure shall be consistent with the goal, objectives and policies of this Element, with the adopted Population Estimates and Projections, and with the future uses provided by the adopted Land Use Plan (LUP) map and accompanying text titled "Interpretation of the Land Use Plan Map", as balanced with the Goals, Objectives and Policies of all Elements of the Comprehensive Plan.

Land Use Element Goal

Provide the best possible distribution of land use and services to meet the physical, social, cultural, and economic needs of the present and future populations in a timely and efficient manner that will maintain or improve the quality of the natural and man-made environment and amenities, and preserve Miami-Dade County's unique agricultural lands.

Land Use Policy 5B

All development orders authorizing a new land use or development, or redevelopment, or significant expansion of an existing use shall be contingent upon an affirmative finding that the development or use conforms to, and is consistent with the goals, objectives and policies of the CDMP including the adopted LUP map and accompanying "Interpretation of the Land Use Plan

Map". The Director of the Department of Planning and Zoning shall be the principal administrative interpreter of the CDMP.

Land Use Policy 2A

All development orders authorizing new, or significant expansion of existing, urban land uses shall be contingent upon the provision of services at or above the Level of Service (LOS) standards specified in the Capital Improvements Element (CIE).

The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **low-medium density** residential.

This category allows a range in density from a minimum of 5.0 to a maximum of 13 units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments. Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre.

The requested multi-family residential development is **consistent** with the Comprehensive Development Master Plan Land Use map.

DEPARTMENT OF PLANNING AND ZONING DIRECTOR'S EVALUATION

The CDMP designates the subject property for low-medium density residential which permits a maximum density of 13 dwelling units per gross acre. The PAD district density threshold cannot exceed the density permitted by the Master Plan for the subject site. The CDMP would permit a total of 957 units per gross acre. As such, the proposed PAD district with 837 residential units at a density of 11.37 units per gross acre is consistent with the CDMP. Staff does not object to the requested variance to provide less private and public open space than is required. Staff notes that the six lakes will be used by future residents for outdoor recreation areas. As previously mentioned, the lakes will integrate pedestrian paths to provide the public with additional areas for jogging or strolling. In addition, the numerous squares and small greens provide areas for recreation as well. The PAD zoning district's high open space requirement works well when creating mid-rise to high-rise buildings surrounded by large open spaces. The recent trend in site plan development and urban design has been to create human scaled buildings that front intimate public open space in the form of squares, plazas and small greens. Due to this design trend which spreads the density horizontally rather than vertically as is done with a high rise, the parcel is not able to accommodate large open space areas. Notwithstanding the aforementioned, staff is of the opinion that as planned the site plan provides sufficient open space to meet the recreational needs of the future residents of this community. Staff has no objections to the variance of private open space since it is compensated by the additional indoor living space to accommodate the residents and the proposed amenities. In addition, the applicant will provide the required 40 feet

of dedication for the east side of NW 97 Avenue, therefore request #5 to permit a right-of-way width of 25 feet on the east side of NW 97 Avenue is no longer necessary. The proposed multi-family residential development is consistent with the Master Plan and compatible with the surrounding area and would not be contrary to the public interest. Staff notes that the applicant will be required to submit a recordable agreement and a development schedule as part of the approval of this application in accordance with Section 33-284.26(B) of the Zoning Code. Staff has no objection to this application being approved subject to the stated conditions.

B. MULTI-YEAR CAPITAL IMPROVEMENT PROGRAM

The General Services Administration Department has reviewed this application with respect to its compatibility with the County's current Capital Budget and Multi-Year Capital Plan. This plan is prepared pursuant to state growth management legislation and the Miami-Dade County Code. This application does not conflict with the current plan.

II. ENVIRONMENTAL IMPACT

A. WATER MANAGEMENT

The subject property is located within Basin"B." Cut and fill criteria as well as drainage restrictions are in effect within this basin. Any development on this property shall be required to set aside surface water management areas that shall comply with basin requirements. Development criteria for that basin is based on providing 28.6% of the total land area of the project for surface water management so that the post development stage of the project does not exceed county flood criteria plus 8 inches or elevation + 7.30 ft. N.G.V.D. DERM does not object to the approval of this application subject to compliance with the requirements of the basin and submittal of cut and fill calculations prior to plat approval, site plan approval or prior to issuance of any permit by the County and the South Florida Water Management District.

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-suite retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures. All the stormwater shall be conveyed into the stormwater management areas.

An Individual Environmental Resource Permit from the South Florida Water Management District (SFWMD) shall be required for the construction and operation of the required surface water management system. The applicant is advised to contact DERM in order to obtain additional information concerning these requirements.

Site grading and development must comply within requirements of Chapter 11C of the Miami-Dade County Code. Any proposed development shall comply with county and federal flood criteria requirements. The proposed development

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order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the CDMP subject to compliance with the conditions required by DERM for this proposed development order.

B. SOLID WASTE DISPOSAL

The subject property is located north and east of Security Estates, which is an active lakefill, landfill and mechanical recycling facility (MRF) with complaints on file. Also, the subject property is within a mile of numerous solid waste sites, both active and inactive, which generate heavy truck traffic.

Therefore, DERM offers the following recommendations:

- Groundwater at the subject site may be contaminated. Therefore, groundwater assessment is recommended. Further, stormwater may not be discharged into contaminated groundwater and contaminated groundwater should not be used for irrigation. Proper control of contaminated groundwater is also recommended during activities such as excavating or dewatering (including proper worker safety precautions to prevent exposure).
- 2. Methane gas can migrate from solid waste areas to adjacent sites, presenting both an explosive hazard and a health hazard. Therefore, assessment for methane gas is recommended.
- 3. If solid waste is found during excavation, DERM must be notified, and any excavated materials must be disposed of properly and backfilling must be with clean fill.

C. TREE PRESERVATION

Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

D. WETLANDS

The subject property is located in the East Turnpike Wetlands Basin in an area that is generally considered to be jurisdictional wetlands because it is underlain by depression hydric soils. Therefore, the applicant will be required to obtain a Class IV Wetland Permit for any work on the jurisdictional wetlands as defined by Chapter 24-3 of the Code of Miami-Dade County, Florida, unless:

1. The subject property was reviewed by the Miami-Dade County Developmental Impact Committee (DIC) and received an approved development order as a result of that process prior to July 1, 1994, or

- 2. A valid dredge and fill permit or surface water management permit was issued by the U.S. Army Corps of Engineers, the State of Florida Department of Environmental Protection (or the former Florida Department of Environmental Regulation) or the South Florida Water Management District for work on the subject property prior to July 1, 1994, or
- 3. A statement has been issued or will be issued by the Florida Department of Environmental Protection (or the former Florida Department of Environmental Regulation) declaring that the subject property is non-jurisdictional. The owner of the subject property must have had a petition pending for this statement prior to July 1, 1994.

The applicant, Corum Homes, LLC (FW00—52), put in an application for a Class IV Permit on September 6, 2001 and is still currently in the application process.

The applicant is advised that permits from the U.S. Army Corps of Engineers (305-526-7181), the State of Florida Department of Environmental Protection (561-681-6600), and the South Florida Water Management District (1-800-432-2045) may be required for the proposed project. It is the responsibility of the applicant to contact these agencies for their permit requirements.

E. AIR QUALITY PRESERVATION

DERM staff from the Air Quality Management Division has reviewed the available information, and does not anticipate that this project will adversely impact the local air quality.

III. IMPACT ON THE ECONOMY

It is estimated that for a total of 837 multifamily residential units sold at \$120,000.00 per unit, the operating revenue and cost to Miami-Dade County and the School Board will be as follows:

	County	School Board	Combined
Total Revenues	\$3,456,397.	\$1,631,677.	\$5,088,074.
Total Costs	2,867,058.	1,255,299.	4,122,357.
Net Fiscal Impact	\$ 589,339.	\$ 376,378.	\$ 965,717.

The net fiscal impact of this proposal is estimated to provide a positive operating revenue to Miami-Dade County of \$589,339.00 and a net surplus of \$376,378.00 to the School Board, for a combined total for both jurisdictions of \$965,717.00.

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IV. IMPACT ON ESSENTIAL GOVERNMENTAL SERVICES

A. POTABLE WATER SUPPLY

The subject property is located within the franchised water service area of the Miami-Dade Water and Sewer Department (MDWASD). The closest public water main is a 16-inch main from the City of Hialeah. Connection of the proposed development to the public water supply system shall be required. The applicant has already entered into an agreement with the MDWASD which will connect to an existing 12" water main at NW 146 Terrace east of I-75 and will extend a new 16" water main to the west of I-75. The applicant will connect from here and extend west along NW 146 Street a new 16" water main to the northwest corner of the subject property. The applicant will also extend a new 20" water main along NW 97 Avenue fronting the property. Any proposed water main extension inside the subject property should be 12" and 8" minimum with two points of connection. The estimated demand for this project is 210,750 gallons per day (gpd). This figure does not include irrigation demands.

The source of water for these mains is MDWASD's Hialeah Preston Water Treatment Plant, which has adequate capacity to meet projected demands from this project. The plant is presently producing water, which meets Federal, State and County drinking water standards.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding that adequate system capacity is available for this project, DERM will require that water conserving plumbing fixtures be installed in accordance with the requirements of the South Florida Building Code in order to use more efficiently the southeast Florida water resources.

It is recommended that the landscaping conform with xeriscape concepts. Included in these concepts are use of drought tolerant plants, reduced use of turf grass, together with efficient irrigation system design. Details of xeriscape concepts are set forth in the "Xeriscape Plant Guide II" from the South Florida Water Management District (SFWMD).

B. SEWER SERVICE

The property is located within MDWASD's franchised sewer service area. The closest public sanitary sewer is a 24-inch force main located along NW 97 Avenue, approximately ½ mile south of the subject property. This force main system directs the flow to the North District Treatment Plant. Connection of the proposed development to the public sanitary sewer shall be required. MDWASD will connect to an existing 24" force main at NW 97 Avenue and NW 130 Street and will extend north along NW 97 Avenue a new 36" force main to the northwest corner of the school's property (north of NW 138 Street) from which the applicant will connect and extend north along NW 97 Avenue a new 36" force main to the corner of the subject property. The applicant will install a regional pump station and will connect to the proposed 36" force main along NW 97 Avenue with an 8" force main minimum. Any proposed sewer main extension inside the developer's property shall be 10" and 8" minimum.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission and treatment system is available at the point in time when the project will be contributing sewage to the system or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Sewage treatment and disposal for the area is provided by MDWASD's regional wastewater treatment and disposal facilities. These facilities have limited available capacity; consequently, approval of development orders which will generate additional wastewater flows are being evaluated by DERM on a case-by-case basis. Approvals are only granted if the application for any proposed development order is certified by DERM so as to be in compliance with the provisions and requirements of the settlement agreement between Miami-Dade County and the State of Florida Department of Environmental Protection, and also with the provisions of the Environmental Protection Agency Consent Decree.

Existing public water and public sanitary sewer facilities and services meet the Level of Service standards set forth in the Comprehensive Development Master Plan. Furthermore, the proposed development, if approved, will not result in a reduction of the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Concurrency Review Summary

DERM has conducted a concurrency review for this application and has determined that the same meets all applicable LOS standards as specified in the adopted CDMP for potable water supply, wastewater disposal and flood

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protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written consent to that effect as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

C. POLICE

Regarding actual construction when development occurs, the following applicable guidelines are provided to address public safety issues:

- 1. The development should comply with requirements of the Code of Miami-Dade County, with special attention given to the following:
 - a. Chapter 8C, Intrusion and Burglary Security.
 - b. Section 28-15(b)(3) and 28-15(g), Required improvements.
 - c. Section 33-139, Names and numbers to comply with article; authority of Department of Planning and Zoning.
 - d. Section 33-147, Numbering buildings.
 - e. Section 33-149, Duty of owners of buildings.
- Each building and residence should have address numbers conspicuously mounted, which are not less than three inches in height and easily observable from the roadway.
- 3. A lighted directory should be erected near each point of entry and at other appropriate locations within the development for rapid location of buildings and residences by responding emergency vehicles.
- 4. Shrubbery and landscaping at all driveways and intersections should be sufficiently set back to permit vehicle operators an unobstructed view of other traffic and pedestrians.

- 5. Landscaping and lighting should be maintained so that address numbers are never allowed to become obscured.
- 6. Any unmanned, card accessible, security entrance gate should have a coded lock-box feature for emergency access by police and fire-rescue vehicles.
- 7. Stairwells should have access controlled to restrict movements of persons contemplating criminal activity.
- 8. Adequate lighting, closed circuit television, and security officers in vehicle parking areas can discourage criminal activity.
- 9. Designation of areas within the development to be kept free of parked motor vehicles in order to facilitate access to buildings by emergency vehicles (fire lanes) is accomplished by application of the owner or lessor of the development pursuant to Miami-Dade County Ordinance 30-388, Creation of Emergency Vehicle Zones. Only those developments with zones so designated are authorized to have police enforcement.
- 10. The U.S. Department of Housing and Urban Development recommends five to ten foot-candles of light for heavily used spaces; e.g., paths, entries, and parking areas. Outdoor lighting can be one of the most effective deterrents against crime. Properly used, it discourages criminal activity and reduces fear.
- 11. Effective January 1, 2001, all burglar alarm systems shall require annual registration with the Miami-Dade Police Department by the <u>user</u>. This includes all systems even if they are not monitored by an alarm company. Locations that have more than one alarm system require separate registration for each system. Information brochures are available at all MDPD district stations.

Additional Comments

Police services are currently provided by the Miami-Dade Police Miami Lakes Station (Police District 1) located at Miami Lakes Drive East. During the month of November 2001, based upon a district-wide statistical analysis, the average emergency response time was 5.9 minutes (includes dispatch time and travel). Station personnel answered 4,071 calls for police service and operated with 148 sworn officers, to deliver police service to an area of 245.8 square miles with a population of 85,824.

D. FIRE

Service Impact/Demand

1. Based on development information, this project is expected to generate approximately 143 fire and rescue alarms annually. However, because of the large number of rental units, this project may generate a higher than expected number of alarms.

- 2. A suspected fire within this project would be designated as a building dispatch assignment. Such an assignment requires 3 suppression or engines, telesqurts or tankers, 1 aerial, 1 rescue and an accompanying command vehicle. This assignment requires 20 firefighters and officers.
- 3. The desired response time to such project is 4 minutes for the first-in unit.
- 4. Required fire flow for this project is 2000 gpm with hydrant spacing no further than every 300 feet. Proper main extensions can be provided by MDWASD. Generally, for this type of development, up to 8-12 inch mains are required.

The Fire Rescue Department's Water and Engineering Bureau makes final determination regarding exact size and looping of water mains, and the number and placement of hydrants.

 Fire Rescue impact fees fund primary and supportive facility and equipment needs generated by additional impact. The project's proportionate share of impact fees will be assessed at time of building permit.

EXISTING SERVICES

1. The stations responding to a fire alarm will be:

Station	<u>Address</u>	Equipment	Staff	Response Time
1	16699 NW 67 Avenue	Engine, Rescue	7	6 - 8 mins.
28	10350 NW 87 Avenue	Rescue, Squrt	3	6 - 8 mins.
46	10200 NW 116 Way	Tactical Rescue Squrt	4	6 - 8 mins.
44	7700 NW 186 Street	Advanced Life Support Engine	4	8 - 10 mins.
26	3190 NW 119 Street	Rescue, Advanced Life Support Aerial	7	20 mins.

2. The following units show a potential unavailability rate in excess of 20% during peak call hours for the previous calendar year:

Unit Potential Unavailability During Peak Hours

Rescue 1 25.69%

3. Increased response times may result because of congestion on the following roadways:

Lack of connection on NW 154 Street

PLANNED SERVICE EXPANSION

The following stations are planned in the vicinity of this project:

<u>Station</u>	Address	Est. Completion <u>Date</u>	Response Time	<u>Cost</u>	
Gratigny	NW 138 Street & I-75	2005	2 - 4 mins.	\$1.8 million	
Miami Lakes North	NW 186 Street & I-75	2007	4 - 6 mins.	\$1.8 million	

Funding source is primarily fire rescue impact fees.

SITE REQUIREMENTS

The following site requirements pertain to the site plan submitted as part of this review. All site plans and gates (including future submissions and changes) must be reviewed and approved by the Fire Rescue Department's Water and Engineering Bureau, 111 NW 1 Street, 13th Floor, 305-375-2771, prior to Executive Council Hearing.

- 1. Compliance with Ordinance 83-23 giving Police jurisdiction to issue citations for parking along frontage of all commercial development.
- 2. Emergency vehicle parking area is to be located in close proximity to the main entrances. Said area to be identified, per S.F.F.P.C.
- 3. Fire Department vehicle access is to be provided to as many sides of the structure as practical or as necessitated by the design of the structure and location of internal fire protection connector.
- 4. Fire access lanes must be capable of supporting 35 tons surfaced with solid pavement, natural or concrete stones or with grass turf reinforced by concrete grids or stabilized subgrade construction which meet the standards of the Miami-Dade County Public Works Department. Such construction must be certified by a registered professional engineer of the State of Florida. Access lanes are to be a minimum of 20 feet wide with a vertical clearance of 14 feet. Landscaping along these lanes must be approved and conform to landscaping plans.
- Curb cuts for fire access lanes marked "Fire Lanes" in such a manner as to be easily visible from the road and clearly delineated with informational signs of not less than two square feet at each parcel. Parking on fire access lanes is to be prohibited.
- 6. Minimum fifty-eight foot outside turning clearance and minimum 36 foot inside turning clearance radii.
- 7. All slopes in the project must be able to accommodate our largest aerial truck. This truck has the dimensions and angle requirements shown below:

Overall length:

46 feet, 10 inches

Bumper-to-bumper length:

32 feet

Wheelbase length:

256 inches

Angle of approach: Brake-over angle:

11 degrees maximum 7 degrees maximum

Angle of departure:

8 degrees maximum

- 8. Aerial apparatus set-up sites at the corner of each building over three stories and at the center of buildings in excess of 125 feet in length.
- 9. Set-up sites no closer than 10 feet or further than 30 feet from any building and at least 21 feet wide and 36 feet long with a cross slope of less than 5 percent. Construction of the set-up sites will consist of a stabilized subgrade, which meets the standards of the Miami-Dade County Public Works Department, and "Grass Pavers" or an equally acceptable product as determined by the authority having jurisdiction. Set-up sites must be capable of withstanding any point forces resulting from out riggers.
- 10. Maintenance of fire lanes provided by the owner.
- 11. Fire sprinkler system in accordance with S.F.B.C., South Florida Fire Prevention Code and adapted NFPA Codes.
 - a. All fire main installation beyond backflow preventor detector check valve are to be done by a State Certified Fire Protection Contractor.
 - b. "P.I.V." and "F.D.C." shall be located not less than 40 ft. from building. "Backflow Preventor" shall be located upstream from "P.I.V."
 - c. "F.D.C." must be placed within 150 feet from a fire hydrant.
- 12. An identification system located at each entrance of the complex consisting of a framed lighted map of the development showing all structures and streets at adequate scale.
- 13. Lighted signs for identification on all structures within the development. Sign letters and numbers shall be 6" on front of building and 4" on the rear.
- 14. Limit dead ends to 200 feet and locate "Dead End" signs at the entrance of each area. In a fully sprinklered building, dead ends may 300'.
- 15. Minimum 15' gate width. Cannot be within turning radius.
- 16. Gated entrances to provide elevator lock box containing switch or lever to activate gate for fire department use.

ADDITIONAL COMMENT

Legend lacks building height.

E. PARKS

Impact and Demand

The 837 multi-family dwelling units will produce a population of 2,054 people, according to current population estimates prepared by the Research Division of the Planning and Zoning Department. This population generates a need for 5.65 acres of local parkland, based on CDMP Open Space Spatial Standards of 2.75 acres per 1,000 population.

Existing Service

The nearest community park is Royal Oaks Park, located at NW 164 Street and 87 Avenue. Though located within the municipality of Miami Lakes, it is open to residents of the unincorporated areas, according to the County Resolution (R-884-01 of July 24, 2001), which transferred the park to the newly created municipality. The nearest public open space that can be considered a neighborhood park is Barbara Goleman Senior High School, located on the opposite side of Interstate 75 from this population. There is an agreement between the County and the School Board that allows a portion of the open space at the school to be used by the public. The nearest district park is Amelia Earhart Park, 515 acres in size, located at 11900 NW 42 Avenue, approximately six miles from this application.

Facilities

Royal Oaks Park is undergoing development. Its plan includes 2 lighted soccer fields, 2 lighted basketball courts, recreation center, open play areas, picnic shelters, tot lot, parking lot, and walkways. Barbara Goleman High School has 2 baseball fields, a track and football field, 4 basketball courts and 4 tennis courts. Amelia Earhart Park is undergoing additional development. Currently it contains a skate park area, a dog park area, open play areas, picnic shelters, lakes, special event area, farm village area, and a beach side swimming area.

Manpower

Amelia Earhart Park has two recreation specialists, two recreation leaders, one account clerk, one landscape foreman, five park attendants, five park service aides, one automotive equipment operator, three security guards, and six additional part-time employees.

Concurrency/Capacity Status

This application is located in Park Benefit District 1, which has a surplus of 563.50 acres of local parkland. Therefore, there is an adequate level of service for this application.

Site Plan Critique and Quality of Life Issues

The site plan shows many plazas, and a pool and recreation building. The Park and Recreation Department recommends that additional facilities be considered for the plaza areas like gazebos and picnic shelters. Larger areas may be suitable for locating a basketball or volleyball court.

F. SCHOOLS

The 843 previously proposed units would be expected to generate a student population of 337 students of which 182 will be elementary school students, 81 will be middle school students and 74 will be senior high school students.

The schools serving the proposed development are Palm Springs North Elementary*, Maimi Lakes Middle, and Barbara Goleman Senior High.

The following population and facility data are as reported by the Miami-Dade County Public Schools Office of Information Technology, as of January 26, 2002:

	Student Population	Permanent Utilization	Utilization Fish Design Capacity	Utilization Permanent Relocatable + Program Capacity
		(1)	(2)	(3)
Palm Springs N. Elem. *includes PLC X and PLC H	2156*	148%*	166%	116%
Miami Lakes Middle	1673	144%	91%	101%
Barbara Goleman Sr.	4548	157%	127%	115%

- 1) Ratio of total students to permanent student stations
- 2) Ratio of total students to permanent and relocatable (portables) student stations
- 3) Ratio of total students to permanent and relocatable (portables) student stations after programmatic changes

^{*(}School is capped, students are attending Lake Stevens Elementary)

The following information was provided by school site personnel or other data sources in October 2001:

Palm Springs North Elementary

Access to computers:

In each classroom and special

computer labs

Capital Improvements since 1990:

None

Recognition for Academic Achievement:

Governor's A+ Plan

Special Programs:

After school care and Community and

Enrichment classes

Lunch Schedule:

Begins at 10:00 a.m.

Non-instructional space utilized for

instructional purposes:

None

Teachers required to float/travel:

Spanish, Art and Music

Miami Lakes Middle

Access to computers:

In each classroom, special computer

labs and media center

Capital Improvements since 1990:

Classrooms and Auditorium

Recognition for Academic Achievement:

None

Special Programs:

After-school tutoring

Lunch Schedule:

Begins at 11:30 a.m.

Non-instructional space utilized for

instructional purposes:

None

Teachers required to float/travel:

None

Barbara Goleman Senior

Access to computers:

In each classroom, special

computer labs and Media Center

Capital Improvements since 1990:

Non-instructional areas have been

converted for students

Recognition for Academic Achievement:

Governor's A+ Plan

Special Programs:

Community classes

Lunch Schedule:

Begins at 10:45 a.m.

Non-instructional space utilized for

instructional purposes:

Bookrooms, office space and auditorium changing rooms

Teachers required to float/travel:

Bilingual Ed, Art, Math, Science,

and Language Arts

Planned Relief Schools in the Area:

Occupancy Date School Status

State School "C"

Construction

Spring 2003

State School "TT"

Design

Spring 2004

According to the M-DCPS Financial Affairs, the average cost for K-12 grade students amounts to \$5,062 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$1,908,374.

Based on the 1994-95 Educational Facilities Impact Fee Study, construction costs for the estimated additional students to be generated by the proposed development are:

= \$2,145,780 182 \$11,790 Elementary Х 81 x = \$ 990,792 Middle 12,232 Senior 74 x 18.619 = \$1,377,806

Total Potential Capital Cost

\$4,514,378

The School Board's estimated capital costs are based upon the actual costs of land acquisition, land development and construction of elementary, middle or senior high school facilities. Such costs do not include furniture, fixtures or equipment, buses or other capital costs.

G. SOLID WASTE MANAGEMENT

The County Solid Waste Management System consists of both County facilities and a private facility under contract as follows: two Class I landfills, (one owned by Waste Management Inc., of Florida), a Class III landfill, a Resources Recovery Facility with related ash monofill and three regional transfer facilities. The Department of Solid Waste Management (DSWM) also maintains contracts for use of private disposal facilities located outside of the County. The DSWM does not assess or adjust capacity projections based on the impacts of individual developments. Instead, the DSWM maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through longterm interlocal agreements or contracts with municipalities ad private waste haulers and anticipated non-committed waste flows. The most recent Concurrency Status Determination issued on September 22, 2000, which is valid for three (3) years, shows sufficient disposal system capacity to meet and exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Department of Planning and Zoning is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

This project falls within the DSWM solid waste service area. The townhouses proposed in this project meet the County Code definition of residential unit. Per the code, residential units located within the proposed project shall, therefore, receive DSWM garbage and trash collection service.

Chapter 15 of the Miami-Dade County Code entitled Solid Waste Management requires the following of commercial and multifamily developments located in unincorporated Miami-Dade County:

Section 15-2 - "every commercial and multifamily residential establishment shall utilize the solid waste collection service of either the proper governmental agency able to provide such services, or that of a licensed solid waste hauler authorized to perform such services by the Director of the Department."

Section 15-2.6 – All occupants of every multifamily residential establishment and every residential unit are required, in accord with the collection program provided at that location, to separate, from all other solid waste collected or received by Miami-Dade County or any other collector, the following materials:

- 1) Newspaper
- 2) Glass
- 3) Aluminum Cans
- 4) Steel Cans
- 5) Plastics

Applicants are strongly advised to incorporate adequate space and facilities in their building plans to accommodate the required recycling program. Requests for approval of modified recycling programs must be made directly to the Department at 305-594-1567.

Section 15-4 - requires that plans for storage and collection of solid waste be adequate before a building permit may be issued. Site plans must address location, accessibility, number and adequacy of solid waste collection and storage facilities. The site plan legend must contain the following statement: "Facilities for the collection and storage of solid waste are shown in accordance with Section 15-4 of the Miami-Dade County Code."

It is required that development associated with this project must ensure that either of the following criteria be present in project design plans and circulation operations to minimize the reversing of waste vehicles, and hence, provide for the safe circulation of service vehicles:

- a. cul-de-sac with a minimum 49 foot turning radius.
- b. "T" shaped turnaround 60 feet long by 10 feet wide.
- c. paved throughway of adequate width (minimum 15 feet).

V. IMPACT ON TRANSPORTATION FACILITIES AND ACCESSIBILITY

A. ANTICIPATED TRAFFIC GENERATION AND CONCURRENCY

1. Trip Generation 480 PM peak hour trip ends

2. Cardinal distribution

North 10.37% South 43.48% East 43.91% West 2.23%

B. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION

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1. Location:

NW 138 Street

2. Description:

No. of lanes

Existing right-of-way Classified

Varies Collector

Maintenance

FDOT

C. IMPACT ON EXISTING ROADWAYS

Concurrency

NW 87 Avenue south of I-75 has a maximum capacity of LOS "D" of 4150 vehicles during the P.M. Peak Hour. It has a current Peak Hour Period (PHP) of 1810 vehicles and 1865 vehicles have been assigned to this section of road from previously approved Development Orders. NW 87 Avenue with its 3675 PHP and assigned vehicles is at LOS "C". The 5 vehicles generated by this development when combined with 3675 equals 3680 and LOS "C" where the range of LOS "C" is from 3491 to 3910 vehicles.

I-75 west of the Palmetto Expressway has a maximum capacity of LOS "D" of 11140 vehicles during the P.M. Peak Hour. It has a current Peak Hour Period (PHP) of 8065 vehicles and 498 vehicles have been assigned to this section of road from previously approved Development Orders. I-75 with its 8563 PHP and assigned vehicles is at LOS "C". The 205 vehicles generated by this development when combined with 8563 equals 8768 and LOS "C" where the range of LOS "C" is from 6471 to 9230.

D. PROPOSED ARTERIAL IMPROVEMENTS

1. Transportation Improvement Program (0 – 5 years):

NW 138 Street from NW 97 Avenue to NW 107 Avenue 2 to 5 lanes – under study (presently unfunded)

2. Long Range Transportation Improvements (5 – 20 years):

NW 138 Street from NW 97 Avenue to NW 107 Avenue Widen from 2 to 5 lanes (Priority II)

E. ADDITIONAL IMPROVEMENTS REQUIRED FOR THIS DEVELOPMENT

- 1. The applicant will be required to improve NW 97 Avenue with two lanes of a future four-lane divided roadway including pavement, drainage, left-turn storage bays and sidewalk.
- 2. The applicant will be required to improve NW 146 Street with two lanes of a future four-lane roadway including pavement, drainage, left-turn storage bays and sidewalk.

F. SITE PLAN CRITIQUE - Site plan is acceptable

- 1. This land must be platted.
- 2. Public Works permit required for construction in public right-of-way.
- 3. State road permit required for construction in state road right-of-way.
- 4. Circulation:
 - a. Short medians or openings spaced too close may be required to be eliminated or replaced with striping.
 - b. Public sidewalks will be required to continue across private driveways.
 - c. The roundabout will be required to meet the minimum requirements of the FDOT Florida Roundabout Guide. Slitter islands must be used to promote unidirectional operation.
 - d. The typical section for NW 146 Street is not acceptable. It will be required to conform to a Public Works standard detail.
 - e. Sidewalks/pedestrian walkways must be a minimum width of 5 feet and must be a minimum width of 6 feet and include a curb when directly adjacent to the edge of the pavement, including adjacent to parking stalls.

- f. Entrance features are not reviewed and/or approved under this application. It must be submitted to the Plat Committee as an entrance feature application. The present roadway geometry will not meet the minimum requirements for a gate or guardhouse restricted entrance.
- g. A homeowners/property owners association will be required for the maintenance of private drives, common areas, landscaping and walls/fences, etc.
- h. The creation of a special taxing district may be required for the maintenance of the lake(s).
- i. The applicant must contact the Florida Department of Transportation to determine if the District has any special requirements for developments that are adjacent to state roadways. Reviews of the application will not proceed until the Public Works Department receives notice from FDOT indicting that they have no requirements of the applicant.

This application meets the criteria for traffic concurrency for an Initial Development Order. No vehicle trips have been reserved by this application. It will subject to the payment of road impact fees.

F. MASS TRANSIT

There is currently no transit service in the area or nearby.

The 2001 Transportation Improvement Program (TIP) does not propose any improvements in the immediate vicinity of this project.

The 2020 Long Range Transportation Plan (LRTP) does not propose any improvements in the immediate vicinity of this project.

The 2001 Transit Development Plan (TDP) does not identify any transit improvements in the area.

Based on the information presented, MDT has no objection to this project.

This project has been reviewed by MDT for mass transit concurrency and was found to be concurrent with the level-of-service standards established for Miami-Dade County.

F:/Eval/Rutt/Microsoft Word/DIC & DRI Review Recommendations/Rec 02-034

CONDITIONS

- That a site plan be submitted to and meet with the approval of the Director upon the submittal of an application for a building permit; said plan to include among other things but not be limited thereto, location of structure or structures, types, sizes and location of signs, light standards, off-street parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.
- 2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "Bellaggio Residential Development," as prepared by Sotolongo Architects, dated/revised March 12, 2002 and dated/received February 25, 2002 consisting of 7 sheets and 57 sheets respectively.
- 3. That the use be established and maintained in accordance with the approved plan.
- 4. That the applicant submit to the Department for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use and Occupancy.
- 5. That the applicant complies with all applicable conditions and requirements of the Department of Environmental Resources Management (DERM).
- 6. That the applicant complies with all applicable conditions and requirements of the Public Works Department.
- 7. That the lake tract be platted; no building permit shall be issued for buildings contiguous to the lake tract until the lake excavation is completed and lake as-built drawings submitted to and approved by the Department.

Or in lieu of condition #7 the following:

- 7a. Prior to the approval of any type of plat on the property, the Owner(s) of the property shall submit a Unity of Title agreement to the Department of Planning and Zoning; said agreement shall encumber the entire property described in the plat. Once the Unity of Title agreement has been reviewed and accepted it shall be recorded in the Public records prior to final plat consideration by the Board of County Commissioners. Upon receipt of a written request to release the Unity of Title agreement, the Department will consider the release only after the issuance of a lake excavation permit and the submittal and final approval of the lake excavation as-builts. The lake excavation area shall be shown as a separate tract and appropriately labeled as such on the final plat.
- 8. That complete lake excavation plans prepared and sealed by a Florida-licensed surveyor and/or professional engineer be submitted to and meet with the approval of the Director upon the submittal of an application for a lake excavation permit; said plans shall be substantially in accordance with that submitted for the hearing entitled, "Bellaggio Residential Development," as prepared by Sotolongo Architects and dated received March 12, 2002 on sheet SP-7.

Corum Homes, LLC Z02-034 Page 27

- 9. That the grading, leveling, sloping of the banks and perimeter restoration shall be on a progressive basis as the project develops and the excavation progresses. In accordance with this requirement, the applicant will submit "as built" surveys prepared and sealed by a Florida-licensed surveyor and/or professional engineer at final completion of the excavation or upon request of the Director or the Director of Environmental Resources Management.
- 10. That the property shall be staked to meet with the approval of the Director and the Director of Environmental Resources Management; said stakes shall be maintained in proper position so that the limits of the excavation, slopes and grade levels may be easily determined.
- 11. That upon completion of the project, the property shall be restored and left in an acceptable condition meeting with the approval of the Director and the Director of Environmental Resources Management.
- 12. No material shall be removed from the premises and all excavated material shall be used to improve the property described in the application.
- 13. That the use of explosives shall be strictly prohibited in connection with the lake excavation operation.
- 14. That the hours of the lake excavation operation shall be controlled by the Director, except that the applicant shall be permitted to operate between the hours of 7:00 A.M. and 5:00 P.M. on weekdays, Sunday operation and/or other hours of operation than 7:00 A.M. to 5:00 P.M., may be permitted by the Director only if the same does not become a nuisance to the surrounding area.
- 15. That the lake excavation operation shall be carried on continuously and expeditiously so that the entire project will be completed within twelve (12) months from the date of permit issuance for the proposed lake excavation.
- 16. If the lake excavation operation is discontinued, abandoned, falls behind schedule or time expires, the existing excavation shall immediately be sloped to conform with the approved plans and the entire operation shall be removed from the premises.
- 17. That in order to insure compliance with all terms and conditions imposed, a cash bond or substantially equivalent instrument meeting with the approval of the Director shall be posted with the Department, payable to Miami-Dade County, in an amount as may be determined and established by the Director; said instrument shall be in such form that the same may be recorded in the public records of Miami-Dade County and said instrument shall be executed by the property owner and any and all parties who may have an interest in the land, such as mortgages, etc.
- 18. That the applicant obtain an excavation use permit from and promptly renew the same annually with the Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.

Corum Homes, LLC Z02-034 Page 28

- 19. All excavations shall be completely enclosed by a safety barrier, minimum height of 6 feet, consisting of either orange plastic safety fence or wood slat storm fencing installed on 4" x 4" posts spaced every 10 feet. Said barrier shall be installed prior to issuance of the excavation permit and commencement of excavating and shall remain in place until work is complete and the performance bond is released.
- 20. All excavations shall be posted every 50 feet with warning signs a minimum of 18" x 18" in size.
- 21. That the clubhouse obtain a final Certificate of Use and Occupancy prior to the issuance of a Certificate of Completion for the 38th building within of the subject property.
- 22. That the lake be excavated in its entirety and that no apartment and townhouse building on the subject property may obtain a final Certificate of Completion until such time as asbuilt drawings of the entire lake (not portions of the lake) are approved and the proposed 5' wide walk around the lake is completed.
- 23. That in the event of multiple ownership, a homeowners' association be established in accordance with applicable regulations to assure that all common areas and facilities for use of all residents shall be maintained in a continuous and satisfactory manner, and without expense to the general taxpayer of Miami-Dade County. The instrument incorporating such provisions shall be approved by the County Attorney as to form and legal sufficiency and shall be recorded in the public records of Miami-Dade County at the time of the recording of the subdivision plat.
- 24. That the lake sections abutting the right-of-way be modified to include one of the following two options: (1) a twenty-foot minimum offset, measured from lake top of slope to the zoned right-of-way or (2) a combination of curb and gutter, followed by a 10 ft. offset, an earth berm which shall extend one (1) foot above the D.C.F.C. elevation and shall have a landward slope not steeper than one (1) foot vertical to four (4) feet horizontal, and a row of trees spaced at 15 ft. on center with a minimum height of 12 ft. at the time of planting. Any railing required to be installed by the Public Works Department shall be shielded from the right-of-way by a hedge.

APPLICATION NO. 02-034 CORUM HOMES, LLC

Respectfully Submitted,

DIC Executive Council March 20, 2002

Pedro G. Hernandez, P.E. Assistant County Manager

Antonio Bared, Deputy Fire Chief Fire Rescue Department

William Brant, Director Miami-Dade Water and Sewer Department

Esther Calas, P.E., Assistant Director Public Works Department

Diane O'Quinn Wiiliams, Director Department of Planning and Zoning

John W. Renfrow, Director Department of Environmental Resources Management

Irma San Roman, Deputy Director Metropolitan Planning Organization Secretariat AYE

__Absent

Quair MOLLY, AYE

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AYE AYE

DISCLOSURE OF INTEREST*

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: Where the principal officers or stockholders consist of another corporation(s), trustee(s); partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

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CORI	JM	HUMES.	LLC

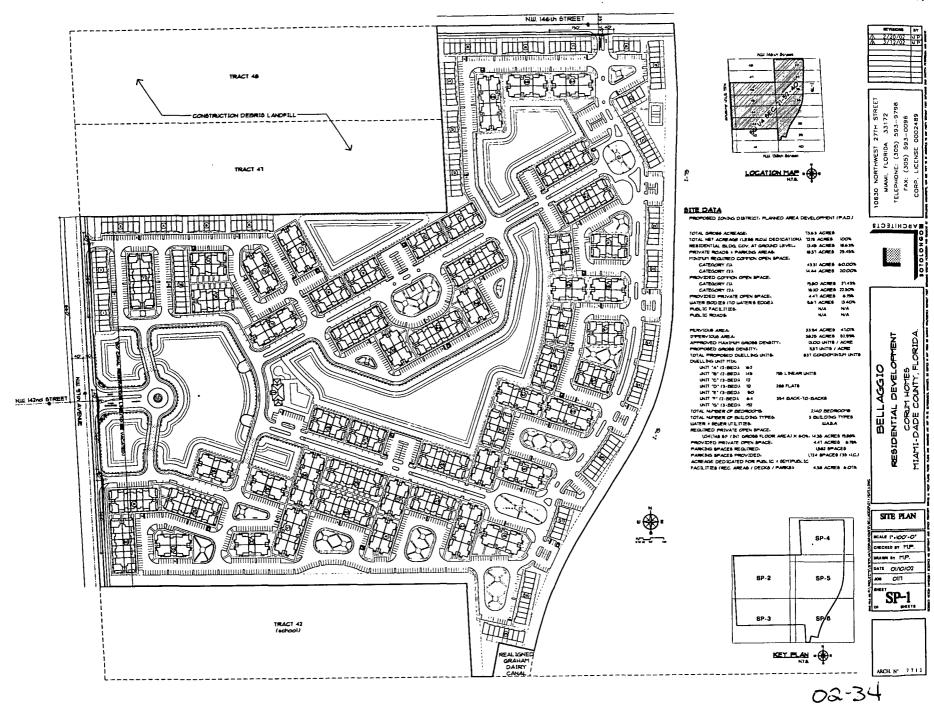
NAME, ADDRESS AND OFFICE	Percentage of Stock
Alejando Capo, President	9%
Rafael Reyes, Vice President & Beatriz Reyes	17%
Daniel Miranda, Secretary & Cristina Miranda	17%
Rigoberto Marrero	29%
Catherine Capo	9%
Arthur & Cristina Capo	9%
Ana Barbara	5%
Gerardo Capo III	5%

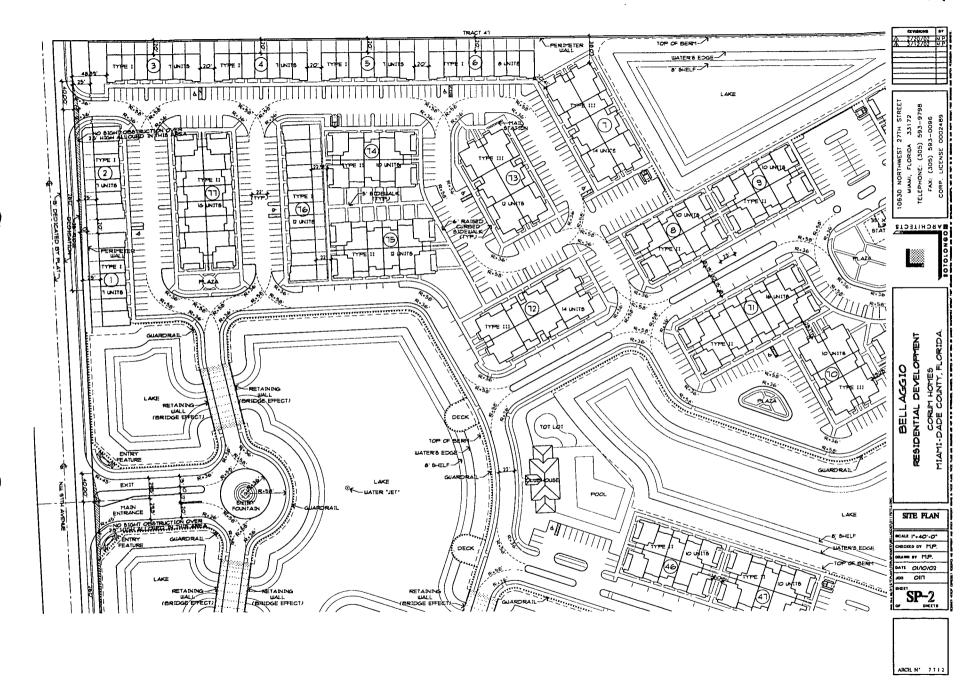
If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: Where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

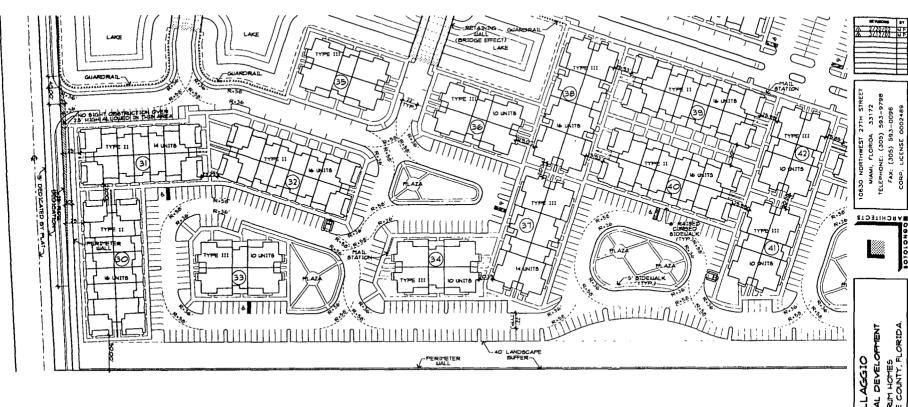
TRUST NAME	
NAME AND ADDRESS	Percentage of Stock

If any contingency clause or contract terms in corporation, partnership or trust.	nvolve additional parties, list an individuals or officers, if a
Corporation, particionip of truct.	
but prior to the date of final public hearing, a su	ntracts for purchase subsequent to the date of the application, upplemental disclosure of interest shall be filed.
The above is a full disclosure of all parties of inte	erest in this application to the best of my knowledge and belief.
	Signature: Feli M Kart
	(Applicant)
Sworn to and subscribed before me, this 27 day of, _200 Z	(SEAL)
Notary Public, State of Florida at Large	OFFICIAL NOTARY SEAL MIRIAM DURAN NOTARY PUBLIC STATE OF FLORIDA COMMISSION NO. CC808043
My Commission Expires:	MY COMMISSION EXP. MAR. 1,2003

*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country; or of any entity, the ownership interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.







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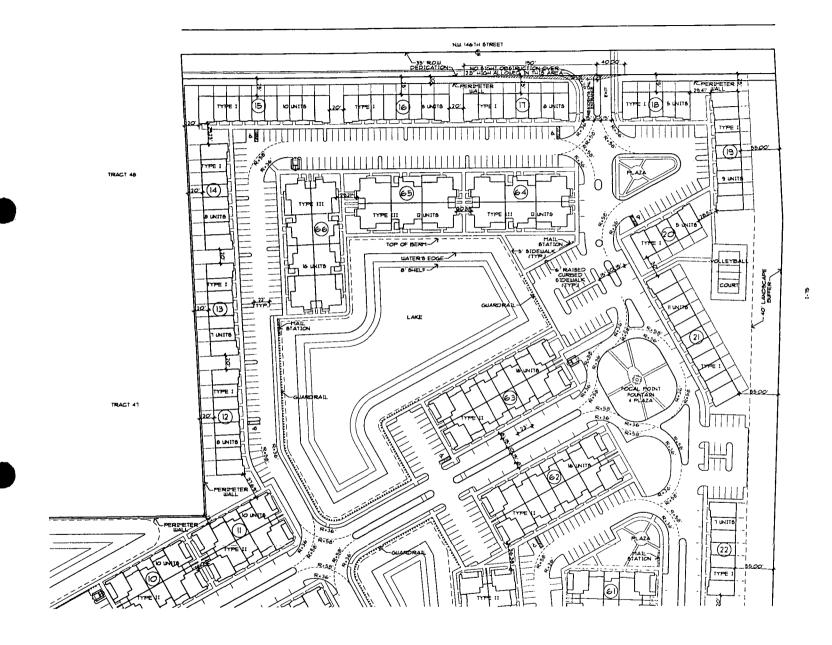
BELLAGGIO
RESIDENTIAL DEVELOPMENT
CORUM HOMES
MIAMI-DADE COUNTY, FLORIDA.

SITE PLAN SCALE |*+40'-0" CHECKED BY MIP. DRAWN BY M.P. DATE 01/10/02 JOS 017 SP-3

ARCH. Nº 7712

10830 NORTHWEST 27TH STREET WIAMI, FLORIDA 33172 TELEPHONE: (305) 593~9798 FAX: (305) 593~0098 CORP. LICENSE 0002489

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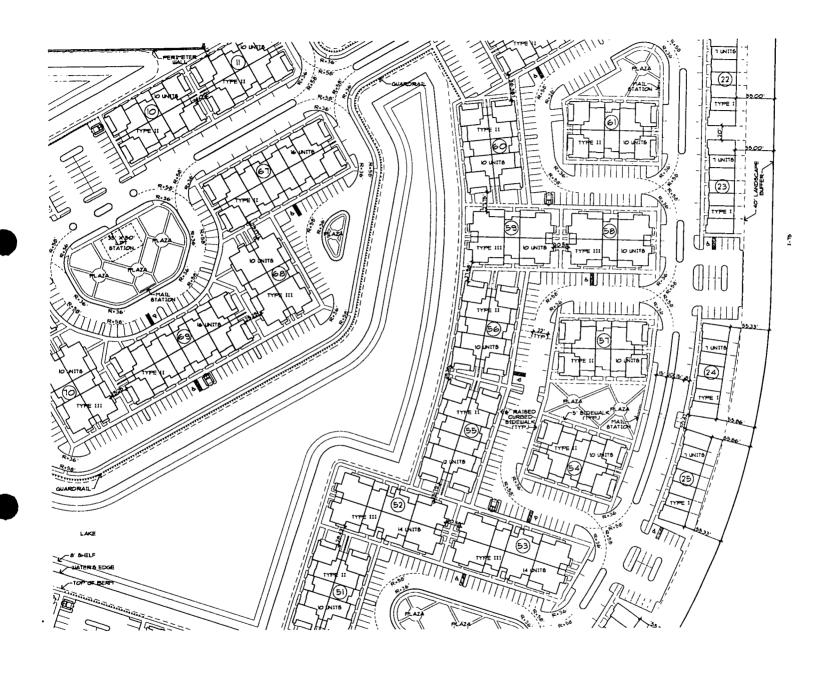


RESIDENTIAL DEVELOPMENT BELLAGG10 SITE PLAN

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ARCH Nº 7712



BELLAGGIO
RESIDENTIAL DEVELOPMENT
CORUM HOMES
MIANI-DADE COUNTY, FLORIDA.

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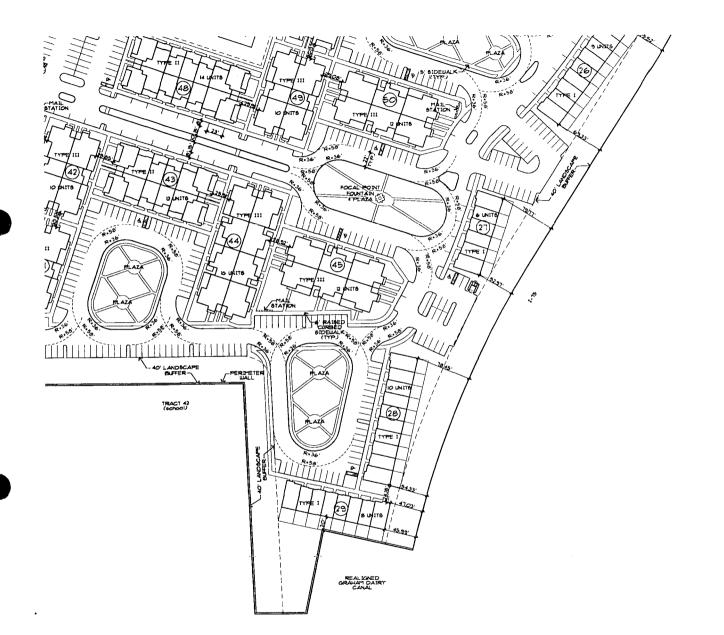
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10830 NORTHWEST 27TH STREET
NAMI, FLORIDA 33172
TELPHONE: (305) 593-0096
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10630 NORTHWEST 27TH STREET MAMI, FLORIDA 33172 TELEPHONE: (305) 593-9796 FAX: (305) 593-0096

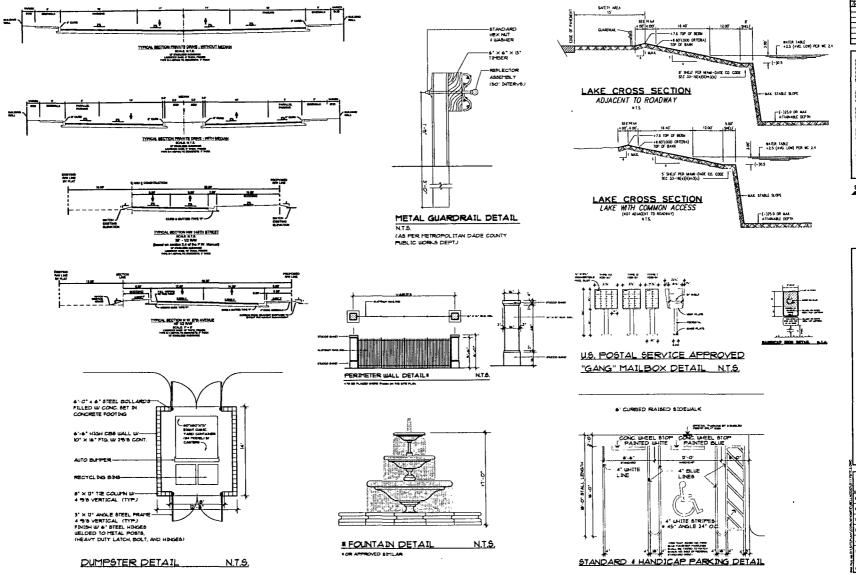
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RESIDENTIAL DEVELOPMENT CORUM HOMES MIAMI-DADE COUNTY, FLORIDA BELLAGG10

SITE PLAN BCALE 1"-40"-0" CHECKED BY M.P. DRAWN BY MJP. DATE 01/10/02 JOS 017 SP-6

ARCH. N° 7712



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10630 NORTHWEST 27TH STREET
MAMM, FLORIDA 33172
TELEPHONE: (305) 593-9798
FAX: (305) 593-0096
CORP. LICENSE 0002489

BELLAGGIO
RESIDENTIAL DEVELOPTENT
CORUN HOMES
MIAMI-DADE CONNT, FLORIDA.

SITE PLAN
DETAILS

SCALE N.T.S.

CHECKED BY M.P.

DRAWN BY M.P.

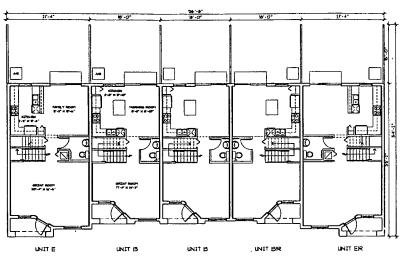
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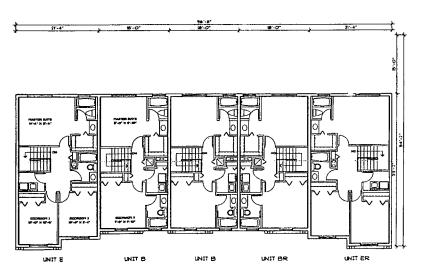
BREET

OF BREETS





FIRST FLOOR PLAN 1/8"



SECOND FLOOR PLAN 1/8"

AREA SUMMARY UNIT B
ACFREST ROOR 875 5F.
ACFREST ROOR 607 5F.
IOTAL ACCARBA U206 6F.
BNIRY 45 6F.

TOTAL 1248 SF.

AREA SUMMARY UNIT E

AC FIRST FLOOR 180 SF.

AC SECOND FLOOR 180 SF.

ENTRY 40 6F.

TOTAL I#04 SP.

10630 NORTHWEST 27TH STREET MIAMI, FLORIDA 33172 TELEPHONE: (305) 593-9798

** ARCHITECTS

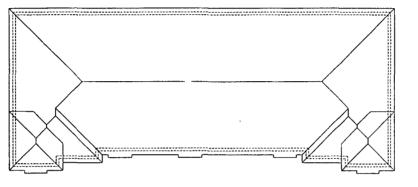
FAX: (305) 593-0096 CORP LICENSE 0002489

TYPE I

A-1

BCALE 1/8"-1'-0" CHECKED BY RS DATE 02/28/02 J08 0138

RESIDENTIAL DEVELOPMENT CORUM HOMES, INC. MIAMI-DADE COUNTY, FLORIDA BELLAGG10



ROOF PLAN 1/8"



FRONT ELEVATION 1/8"



RESIDENTIAL DEVELOPMENT

BELLAGG10

TYPE I BCALE VB"+1'-0" CHECKED BY R.S

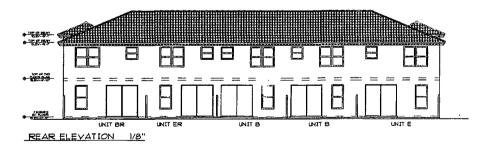
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CORUM HOMES, INC. MIAMI-DADE COUNTY, FLORIDA

REVISIONS BY

10630 NORTHWEST 27TH STREET
MAAMI, FLORIDA 33172
IELEPHONE: (305) 593-9798
FAX: (305) 593-0096
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RESIDENTIAL DEVELOPMENT BELLAGG10

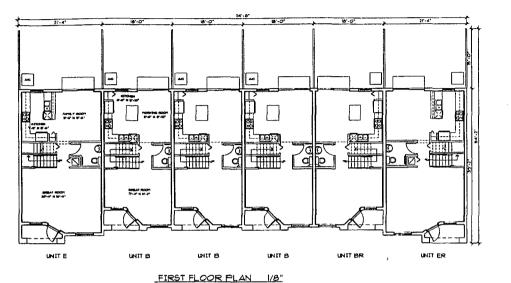
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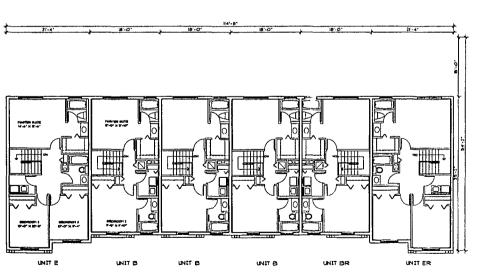
REVISIONS BY

10630 NORTHWEST 27TH STREET MIAMI, FLORIDA 33172
TELEPHONE: (305) 593-9798
FAX: (305) 593-0096
CORP. LICENSE 0002489

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SECOND FLOOR PLAN 1/8"

AREA SUMMARY UNIT B
AC FIRST HADE
AC SECOND HOOR 607 87.
TOTAL AC AREA UN6 67.
ENIRY 47 85.

TOTAL U48 65.

AREA SUMMARY UNIT E

AC FIRST FLOOR 166 87.

AC SECOND FLOOR 186 87.

TATOL ACC AREA 1996 57.

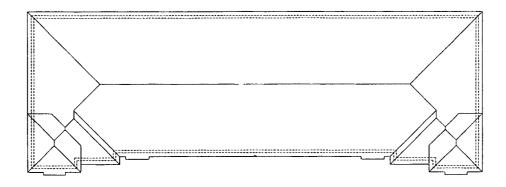
BYIRT 46 87.

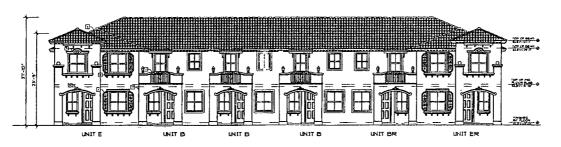
TOTAL

4 (556 SF. 48 SF. BELLAGGIO
RESIDENTIAL DEVELOPMENT
CORIM HOMES, INC.
MIAMI-DADE CONNTY, FLORIDA

TYPE I

SCALE I/8"-1"-0"
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-08 O138
SHEET
OF SHEETS





FRONT ELEVATION 1/8"



10630 NORTHWEST 27TH STREET
MIAMI, FLORIDA 33172
TELEPHONE: (305) 593-9798
FAX: (305) 593-0096
CORP. LICENSE 0002489

NAME OF THE OF STREETS

RESIDENTIAL DEVELOPMENT CORIM HOMES, INC.
MIAMI-DADE COUNTY, FLORIDA BELLAGG10

TYPE I SCALE 1/8"=1"-0" CHECKED BY R.S. DATE 02/28/02 108

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RESIDENTIAL DEVELOPMENT CORUM HOMES, INC. MIAMI-DADE COUNTY, FLORIDA

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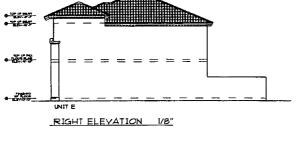
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DATE 02/28/02

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UNITE

UNITE



UNIT ER

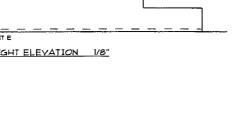
UNIT BR

UNIT B

REAR ELEVATION 1/8"

UNITB

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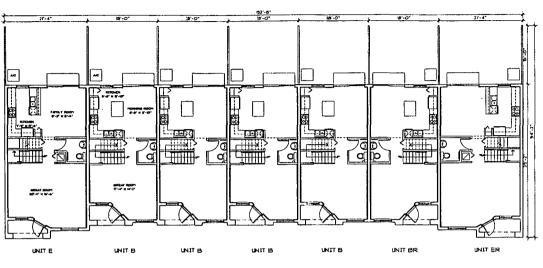


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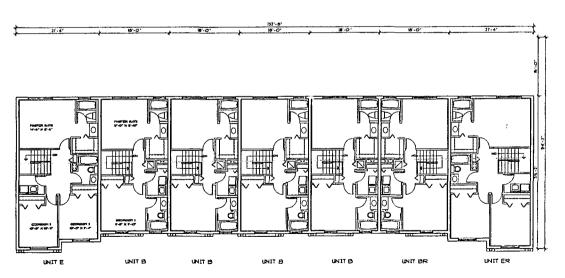
10630 NORTHWEST 27TH STREET MIAMI, FLORIDA 33172
TELEPHONE: (305) 593-9798
FAX: (305) 593-0096

HARCHITECTS

LICENSE 0002489



FIRST FLOOR PLAN 1/8"



SECOND FLOOR PLAN 1/8"

AREA SUMMA	ARY UNIT E
AIC FIRST FLOOR AIC SECOND FLOOR	899 SF. 601 SF.
TOTAL A/C AREA	1206 BF.
ENTRY	43 6F.

1248 SF.

LEG4 SF.

AREA SUMMA	AKT UNII
AIC FIRST FLOOR	760 SF.
A/C SECOND FLOOR	780 SF.
TATOL A/C AREA	1354 SF.
ENTRY	40 BF.

TOTAL

BELLAGGIO RESIDENTIAL DEVELOPMENT CORIM HOMES, INC. MIAMI-DADE COUNTY, FLORIDA

> TYPE I BCALE 1/8"=1"-0" CHECKED BY R.S DRAWN 6Y DATE 02/28/02 0138

10630 NORTHWEST 27TH STREET
MIAMI, FLORIDA 33372
TELEPHONE: (305) 593-9798
FAX: (305) 593-0096
CORP. LICENSE 0002489

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ARCHITECTS

CORUM HOMES, INC. MIAMI-DADE COUNTY, FLORIDA

RESIDENTIAL DEVELOPMENT BELLAGG 10

TYPE I

SCALE 1/8" =1"-0" CHECKED BY RS DATE 02/28/02 0138

- 150 mg - 0

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UNIT ER

ROOF PLAN 1/8"

UNIT B

UNITB

UNIT BR



UNIT B



10630 NORTHWEST 27TH STREET MIAMI, FLORIDA 33172
TELEPHONE: (305) 593-9798
FAX: (305) 593-0096

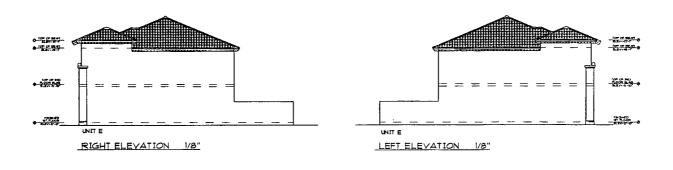
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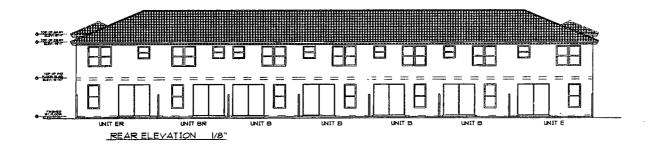
RESIDENTIAL DEVELOPMENT CORUM HOMES, INC. MIAMI-DADE COUNTY, FLORIDA BELLAGG 10

TYPE I

SCALE 1/8"-1"-0" CHECKED BY R.S.

DATE 02/28/02 0138





10630 NORTHWEST 27TH STREET MAMM, FLORIDA 33172
TELEPHONE: (305) 593-9798
FAX: (305) 593-0096

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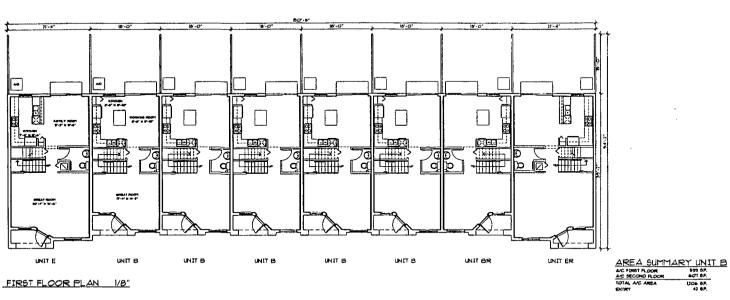
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> MIAMI-DADE COUNTY, FLORIDA

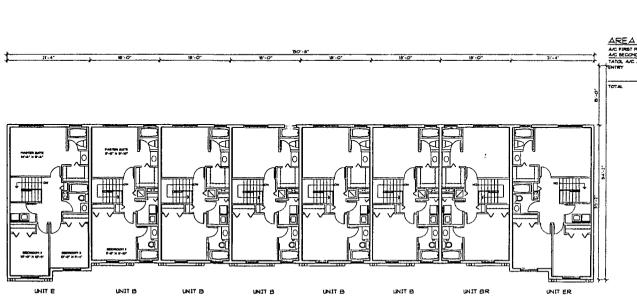
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BELLAGG 10

(248 BP. AREA SUMMARY UNIT E
AC FIRST ROOR 169 SF.
AC SECOND FLOOR 189 SF.
TATOL AC AREA US9 SF.
FENTRY 49 SF. 168 SF. 180 SF. 1554 SF. 40 SF. 1404 BF.



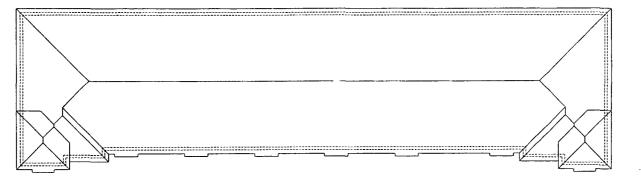


SECOND FLOOR PLAN 1/8"

10630 NORTHWEST 27TH SIREET MIAMI, FLORIDA 33172
TELEPHONE: (305) 593-9798
FAX: (305) 593-0096
CORP. LICENSE 0002489

#ARCHITECTS

SOTOLONG



ROOF PLAN 1/8"



FRONT ELEVATION 1/8"



RESIDENTIAL DEVELOPMENT CORUM HOMES, INC.
MIAMI-DADE COUNTY, FLORIDA

BELLAGG10

TYPE I

BCALE |/8" | 1-0"

CHECKED BY RS DATE 02/28/02 0138 A-2

BELLAGG 10

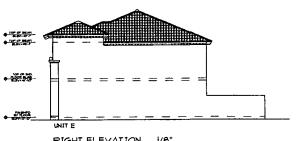
TYPE I SCALE 1/8"=1'-0" CHECKED BY R.S. DATE 02/28/02

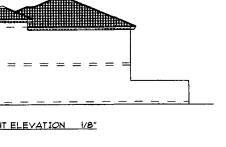
> 0138 A-3

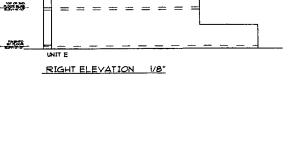
100 Mg 0 LEFT ELEVATION 1/8"

UNITE

UNITE

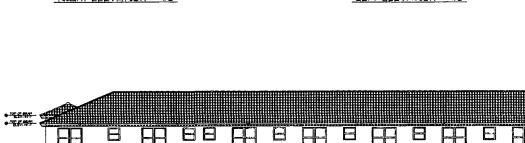






UNIT BR

REAR ELEVATION 1/8"

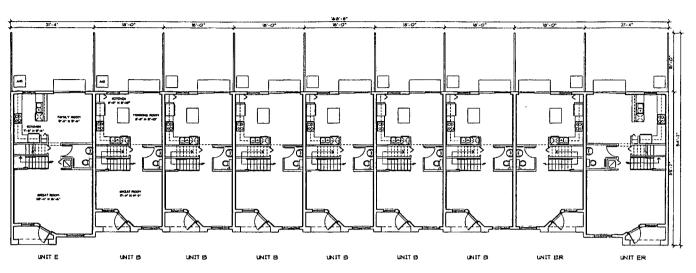


UNITE

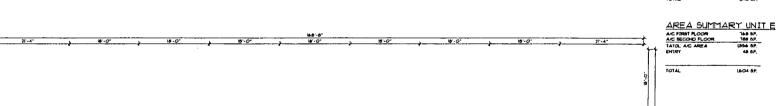


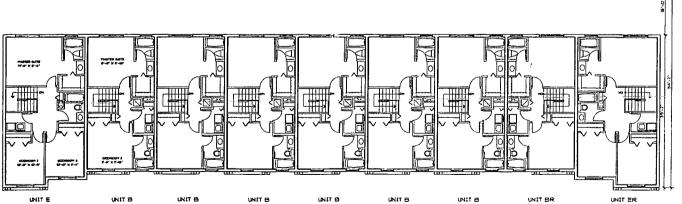
1001 5 48

UNIT ER



FIRST FLOOR PLAN 1/8"





SECOND FLOOR PLAN 1/8"

RESIDENTIAL DEVELOPMENT CORUM HOMES, INC. MIAMI-DADE COUNTY, FLORIDA AGG10 BELL

ARCHITECTS

AREA SUMMARY UNIT B
ACFRET FLOOR 559 SF.
AC SECOND FLOOR 607 SF.
IDITAL ACC AREA USG 6F.
BNIRT 42 SP.

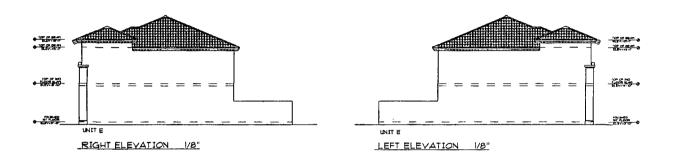
TYPE I SCALE 1/8"=1"-0" CHECKED BY R.S. DRAWN BY DATE 02/28/02 0138 A-1

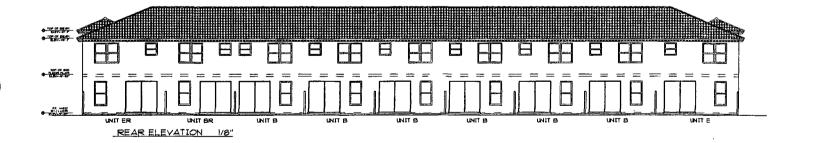
DATS 02/28/02 A-2

10630 NORTHWEST 27TH STREET MAMI, FLORIOA 33.72
TELEPHONE: (305) 593-9798
FAX: (305) 593-0096 # VECHITECTS



ROOF PLAN 1/8"





REVISIONS 07

MIAMI, FLORIDA 33172
TELEPHONE: (305) 593-9798
FAX: (305) 593-0096
CORP. LICENSE 0002489

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BELLAGGIO RESIDENTIAL DEVELOPMENT CORM HOMES, INC.

TYPE I
9 UNITS

BCALE 1/8"+1'-0"
CHECKED BY R.9
DRAWN BY
DATE 02/18/02

JOB 0138
SHEET A-3

REVISIONS BY

TYPE I SCALE 1/8" =1'-0" HECKED BY R.S DRAWN BY DATE 02/28/02 0138

A-1



AREA SUMMARY UNIT E A/C PIRST PLOOR A/C SECOND PLOOR TATOL A/C AREA ENTRY 168 SF. 188 SF. 1584 SF. 49 SF. 1804 SF. TOTAL

AREA SUMMARY UNIT B

STO SF. 1206 BF.

U48 6F.

A/C FIRST PLOOR A/C SECOND PLOOR TOTAL A/C AREA

UNIT ER

UNIT ER

UNIT BR

9

UNIT B

7005

70

e TINU

UNITE

UNIT B

70

UNIT B

UNIT 63

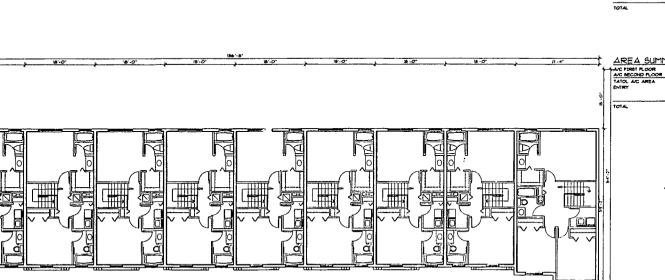
79

UNIT B

70

UNIT B

70



UNITE

UNIT B

UNIT BR



UNITE

West a great

UNIT E

SECOND FLOOR PLAN 1/8"

OFFICE NOOPS

MANE A BOTH

SPEAT ROOM

P-D, H L-P.

UNIT B

UNIT B

UNITE

7g

10630 NORIHWEST 27TH STREET MAMI, FLORIDA 33.172
TELEPHONE: (305) 593-9798
FAX: (305) 593-0096

. NACHITECTS

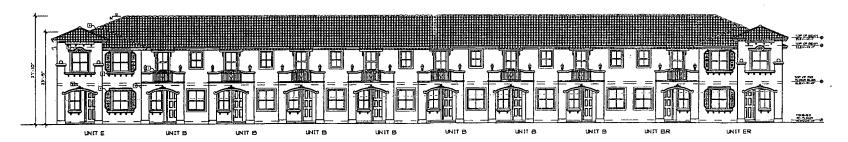
RESIDENTIAL DEVELOPMENT CORUM HOMES, INC.
MIAMI-DADE COUNTY, FLORIDA

TYPE I

BELLAGG10

SCALE 1/8"+1"-0" CHECKED BY R.S DRAWN SY DATE 02/28/02 0138

ROOF PLAN 1/8"



FRONT ELEVATION 1/8"



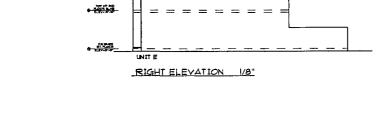
VECHITECTS

TYPE 1 SCALE 1/8" +1"-0" CHECKED BY R.S DATE 02/28/02 0138

BELLAGGIO RESIDENTIAL DEVELOPMENT

UNITE

- 150 mg - 0 UNITE UNIT E RIGHT ELEVATION 1/8" LEFT ELEVATION 1/8"



REAR ELEVATION 1/8"

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NOT OF NO

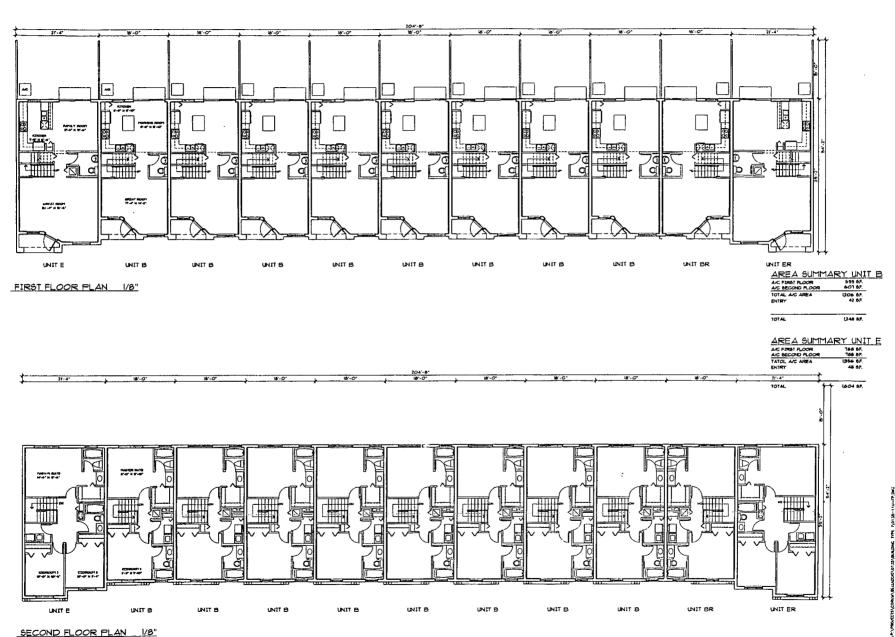
O TOP OF MAN

UNIT B

O NORTHWEST 27TH STREET WAMI, FLORIDA 33.172
EPHONE: (305) 593–9798
FAX: (305) 593–0096

#ARCHITECTS

0630



DEVELOPMENT HOMES, INC. COUNTY, FLO BELLAGG10 RESIDENTIAL

TYPE I BCALE 1/8"=1"-0" CHECKED BY R.S DRAWN BY DATE 02/28/02 0138

A-1

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FAX: (305) 593-0096

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RESIDENTIAL DEVELOPMENT CORUM HOMES, INC. MIAMI-DADE COUNTY, FLORIDA BELLAGG10

TYPE I

HOW AND

UNIT ER

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9CALE 1/8" . 1'-0" CHECKED BY R.S. DATE 02/28/02

UNIT B

UNITE

UNIT B

UNITB

UNIT BR

TOWN.

UNIT B

ROOF PLAN 1/8"



UNIT B



10630 NORTHWEST 27TH STREET RARCHITECTS

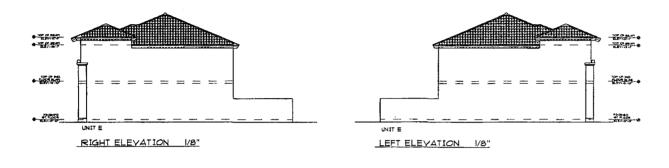
RESIDENTIAL DEVELOPMENT BELLAGG10

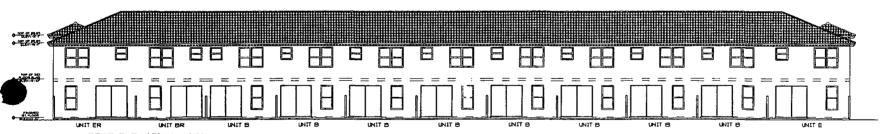
TYPE I

BCALE 1/8" =1'-0" CHECKED BY RS

PATE 02/28/02

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REAR ELEVATION 1/8"

REVISIONS BY

ARCHITECIS

TYPE I SCALE 1/8"=1'-0" HECKED BY R.S DRAWN BY DATE 02/28/02 0138 JOB

BELLAGG 10

TOTAL 1246 SF AREA SUMMARY UNIT E
ACE FIRST FLOOR 166 87.
1410. ACE AREA 1556 67.
1410. ACE AREA 1556 67.
1410. ACE AREA 1556 67. TOTAL L604 BF.

UNIT B

UNIT B

UNIT B

UNITE

UNIT BR

UNIT ER

46 ---**7**0 700 プロ ロ 7<u>0</u> 70 70 70 <u>フ</u>ロ व व in in ď MINAT ROOM UNITE UNITE UNITE UNITE UNIT B UNITE UNIT B UNIT B UNIT B UNIT B UNIT BR UNIT ER FIRST FLOOR PLAN 1/8" AREA SUMMARY UNIT B
AC PIRST FLOOR B93 6F.
AC SECOND FLOOR 407 SP. AC PERST FLOOR
AC SECOND FLOOR
TOTAL AC AREA 1206 SF.

UNIT E

SECOND FLOOR PLAN 1/8"

UNIT B

UNIT B

UNIT B

UNIT B

UNIT B

10630 NORTHWEST 277H STREET MAAN, FLORIDA 33172
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FAX: (305) 593-0096
CORP. LICENSE 0002489

BELLAGGIO RESIDENTIAL DEVELOPMENT CORJM HOMES, INC. MIAMI-DADE COUNTY, FLORIDA

TYPE I
12 UNITS

BCALE 1/8" • 1'-O"

CHECKED BY R.9

DRAWN BY

DATE 02/28/02

© 013B

ROOF PLAN 1/8"



FRONT ELEVATION 1/8"

ET NOTES

DECORATIVE RALING

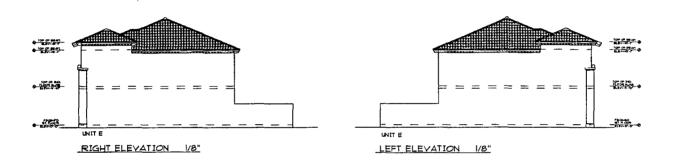
SMANISH TILE ROCE

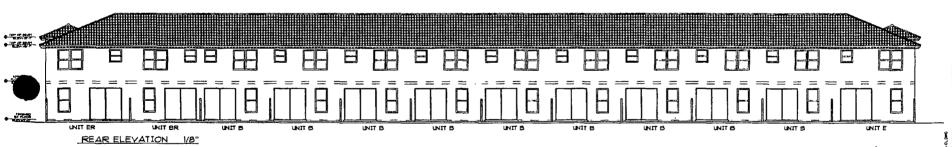
BRICCO HOLLDROS

DECORATIVE HALLIES

DECORATIVE HEIGH

DECORATIVE





BELLAGGIO
RESIDENTIAL DEVELOPMENT
CORM HOMES, INC.

ARCHITECTS

TYPE I BUNTIS

BOALE 1/8" +1" -0"

CHECKED BY R.5

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DATE C2/28/02

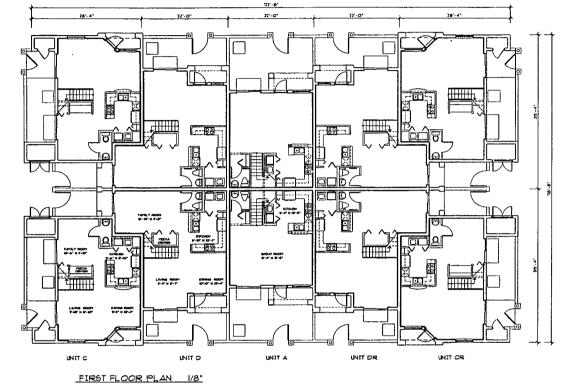
JOS 013B

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STOBLIND NA # 3

BCALE 1/8"=|'-0" CHECKED BY R.S. DATE 02/28/02





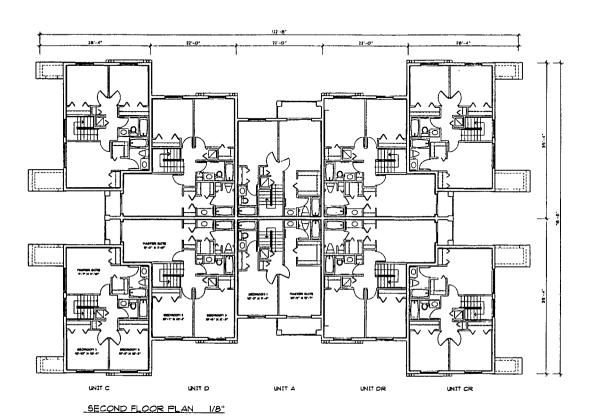
AREA SUMMA	ARY UNIT .	Δ
A/C FIRST PLOOR A/C SECOND FLOOR	551 6F. 534 6F.	_
TOTAL AIC AREA	LOSI BP.	
ENTRY	51 B.F.	
BALCONY	91 6.F.	
TOTAL	U33 6F.	

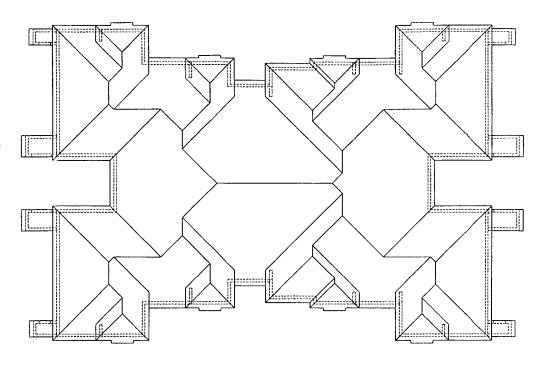
AREA SUMMA	ANT UNIT C
A/C SECOND FLOOR TOTAL A/C AREA ENTRY STORAGE	669 SF.
	1,333 SF.
	35 SF.
	24 SP.
TOTAL	1,592 BF.

AREA SUMMA	ARY UNIT	P
AVC FIRST RLOOR AVC SECOND FLOOR	134 SF. TIO BF.	
IATOL A/C AREA ENIRT	(444 SF. 42 SF.	
TOTAL	1,486 6P.	

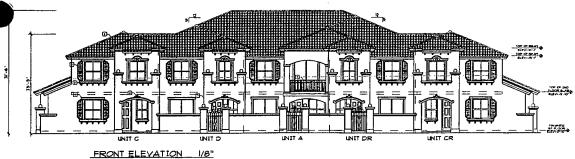
SCALE 1/8"=1'-0" CHECKED BY R.S

DATE 02/28/02 JOB 0138





ROOF PLAN 1/8"



RIGHT ELEVATION 1/8"



TYPE II SCALE 1/8" .1'-0" CHECKED BY R.S DATE 02/28/02

RESIDENTIAL DEVELOPMENT CORIM HOMES, INC. MIAMI-DADE COUNTY, FLORIDA BELLAGG 10

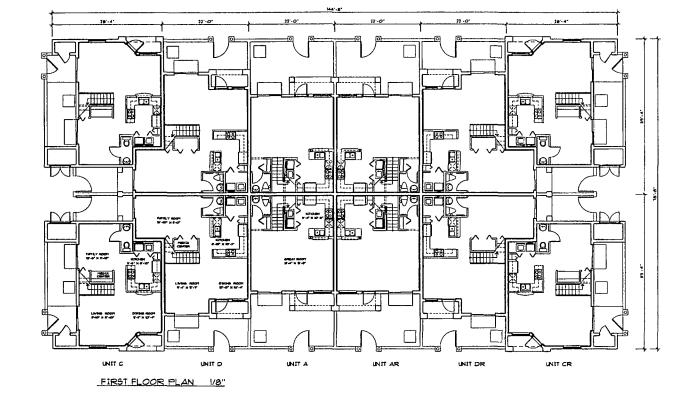
#ARCHITECTS 3

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E\0136-12U-FP.DWC SCALE 1/8" +1" -0" CHECKED BY R.S DRAWN BY

DATE 02/28/02



AREA SUMMA	ARY UNIT A
A/C PIRST PLOOR	987 S.F.
A/C SECOND PLOOR	534 BF.
TOTAL A/C AREA	LOSI S.F.
ENTRY	BI O.P.
BALCONY	B1 B.F.
TOTAL	UND SF.

AREA SUMMA			
A/C FIRST FLOOR	444 BF.		
A/C SECOND PLOCE	669 SF.		
TOTAL A/C AREA ENTRY STORAGE	1339 SF. 35 SF. 24 SF.		
		TOTAL	L352 5F.

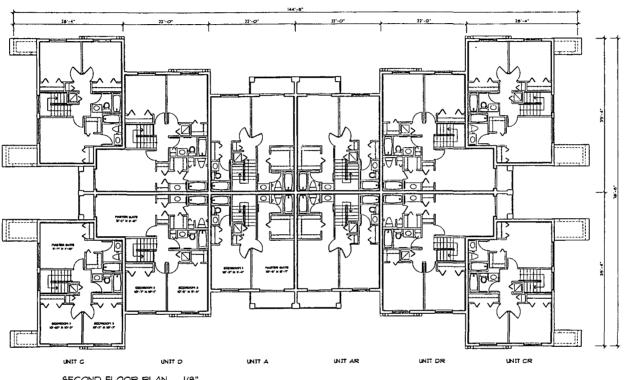
AREA SUMMA	ARY UNIT D
AIG FIRST PLOOR AIG SECOND PLOOR	134 BP. 110 BP.
TATOL A/G AREA ENTRY	1444 SF. 42 SF.
1014L	1400 SP

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TYPE II SCALE |/8"+1'-0" CHECKED BY R.S. -

DATE 02/28/02

0138



SECOND FLOOR PLAN 1/8"

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RESIDENTIAL DEVELOPMENT BELL AGG 10

TYPE II

CHECKED BY R.S DRAWN BY DATE 02/28/02 0138

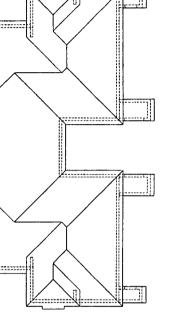
A-3

SCALE 1/8"=1"-0"

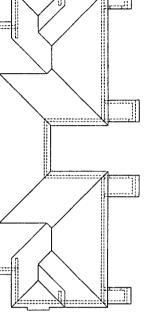


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UNIT CR







UNIT AR

UNIT DR

UNIT A





UNIT D FRONT/REAR ELEVATION 1/8"

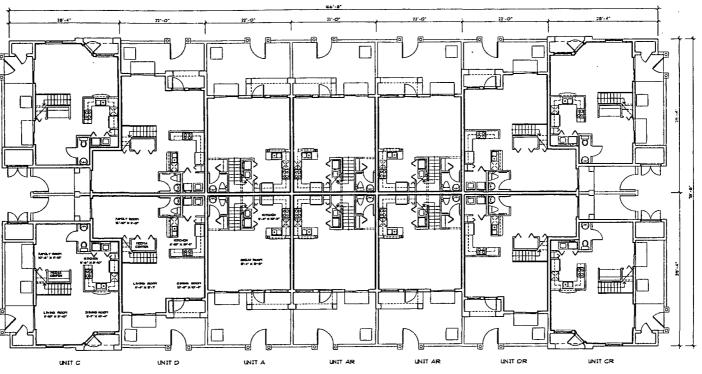
ROOF PLAN 1/8"



"ARCHITECTS

RESIDENTIAL DEVELOPMENT BELLAGG 10

TYPE II		
BCALE	1/8"=1"-0"	
CHECK	Day R.S	
DRAWN	87	
DATE	02/28/02	
JOB	0138	



FIRST FLOOR PLAN 1/8"

AREA SUMMA	981 SF.
AC SECOND FLOOR	394 SF.
TOTAL A/C AREA	1,0°31 67.
ENTRY	St SP.
BALCONY	51 57.
TOTAL	1193 65

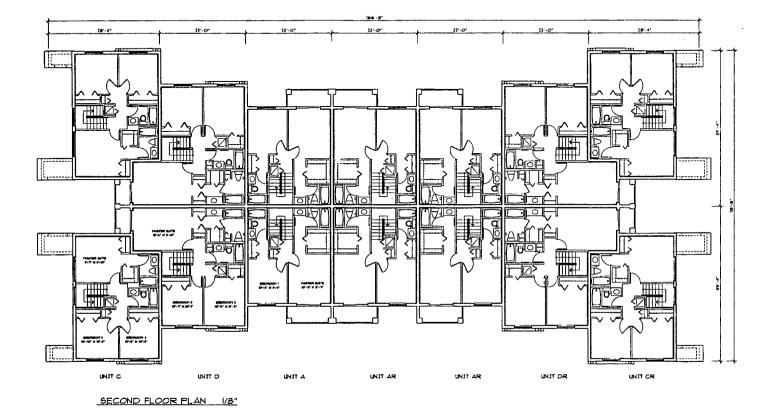
AREA SUMMA	ARY UNIT C
A/C FIRST FLOOR	664 SF.
A/C BECOND FLOOR	443 SF.
TOTAL AND AREA	U33 8F.
ENTRY	95 5F.
STORAGE	14 BF.
TOTAL	(392 S.F.

AREA SUMMA	
A/C FIRST FLOOR	734 S.F.
A/C BECOND FLOOR	TIO S.F.
TATOL A/C AREA	1,444 SF.
ENTRY	42 BF.
TOTAL	1,484 SP.

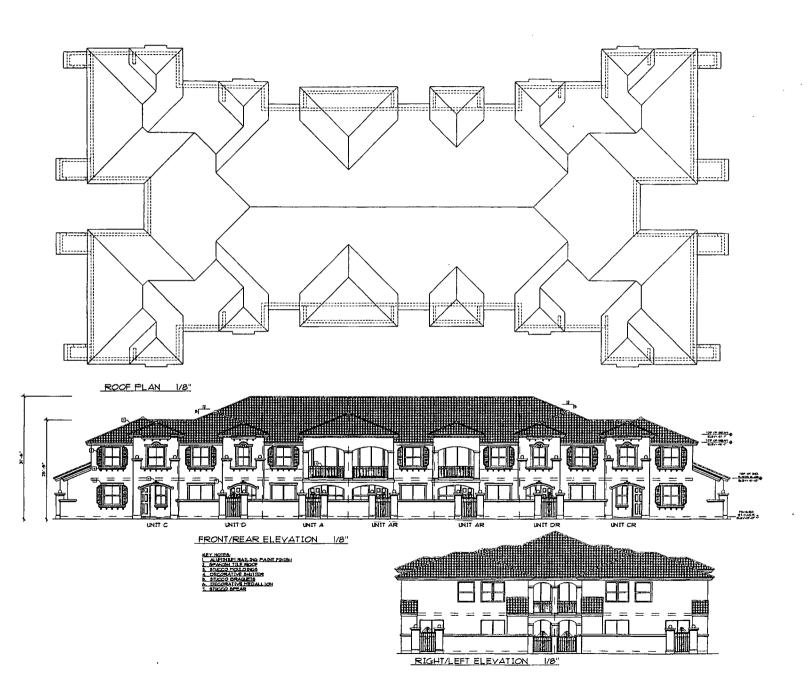
0138

BCALE 1/8" =|'-0" CHECKED BY R.S

TYPE II



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FAX: (305) 593–0096
CORP. LICENSE 0002489

TELEPHONE:

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BELLAGGIO
RESIDENTIAL DEVELOPMENT
CORLM HOMES, INC.

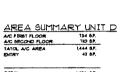
TYPE II

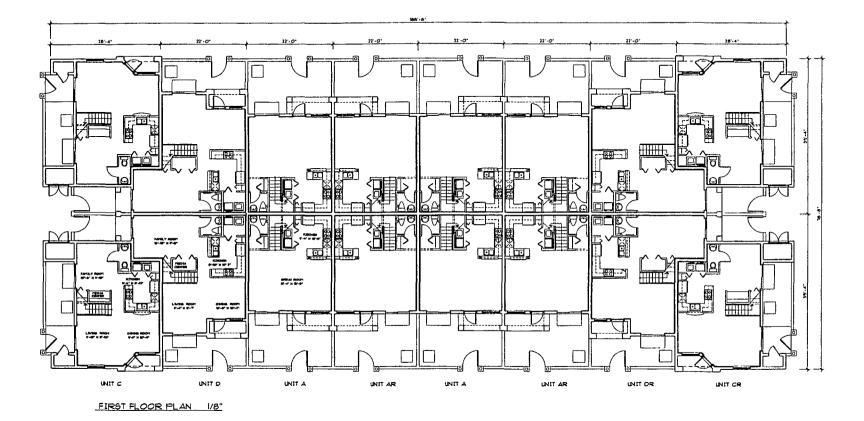
BEALE [/9*a]'-0"
CHECKED BY R.5
DRAWN BY
DATE 02/28/07
ADB 0138
BHEET

A-3
OF SHEETB

DRAWN BY DATE 02/28/02

TYPE II SCALE 1/8"=1'-0" CHECKED BY R.S.





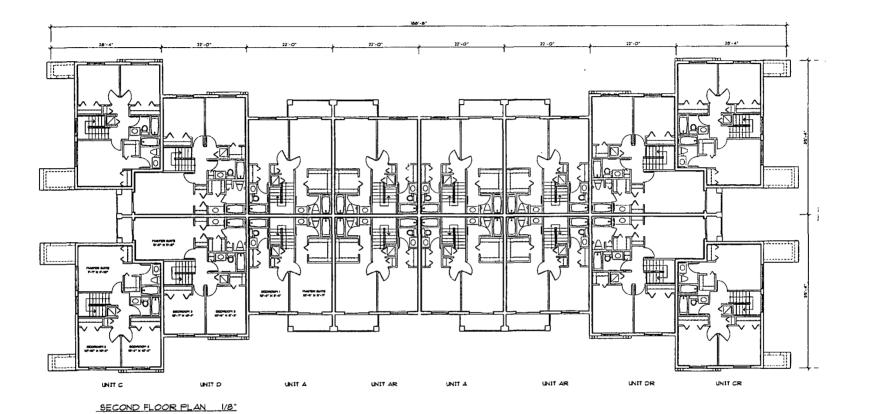
A/G FIRST FLOOR	85T SP.
A/C SECOND FLOOR	534 SF.
TOTAL AND AREA	LON SF.
ENTRY	51 6F.
BALCONY	BI SF.

AREA SUMMA	ARY UNIT
AVC FIRST FLOOR AVC SECOND FLOOR	664 SP. 663 SP.
TOTAL A/C AREA	U333 BF.
ENTRY	35 S.F.
STORAGE	24 SP.
TOTAL	(397 S.F.

REA SUMM	IARY UNIT A	AREA SU
EURST FLOOR BECOND FLOOR	851 SP. 534 SP.	AC FIRST PLOOF
L A/C AREA	LOSI SF.	TOTAL A/C ARE
7	51 6F.	ENTRY
CONT	DI S.F.	STORAGE
v	USS OF.	TOTAL

0630 NORTHWEST 27TH STREET MIAMI, FLORIDA 33172 TELEPHONE: (305) 593-9798 FAX: (305) 593-0096

#ARCHITECTS



RESIDENTIAL DEVELOPMENT CORUM HOMES, INC. MIAMI-DADE COUNTY, FLORIDA BELLAGGIO

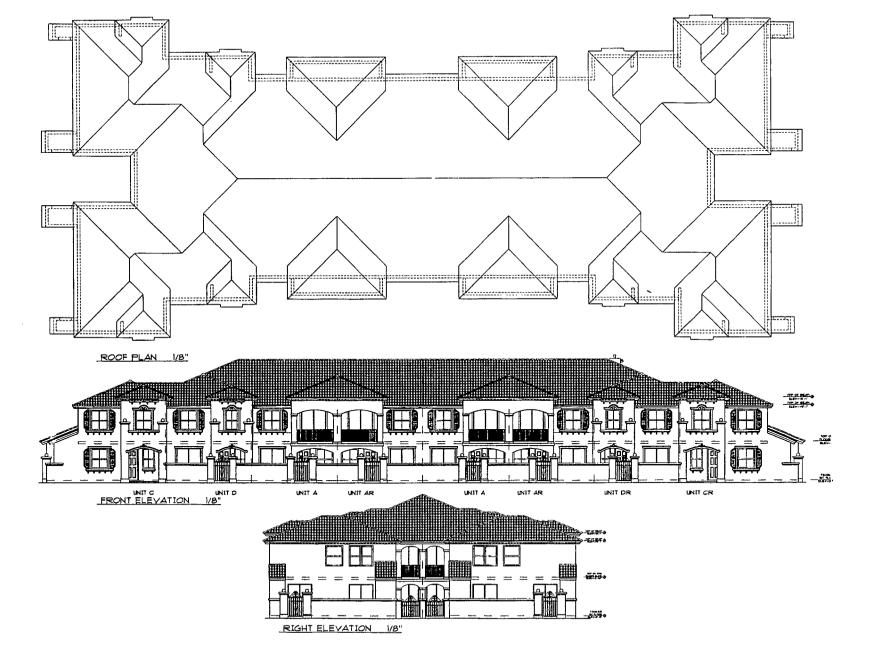
TYPE II SCALE 1/8" -1'-0" CHECKED BY R.S. DRAWN BY DATE 02/28/02

0138

#ARCHITECTS

SCALE 1/8" 41 - 0" DRAWN BY DATE 02/28/02

A-3





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CORP. LICENSE 0002489

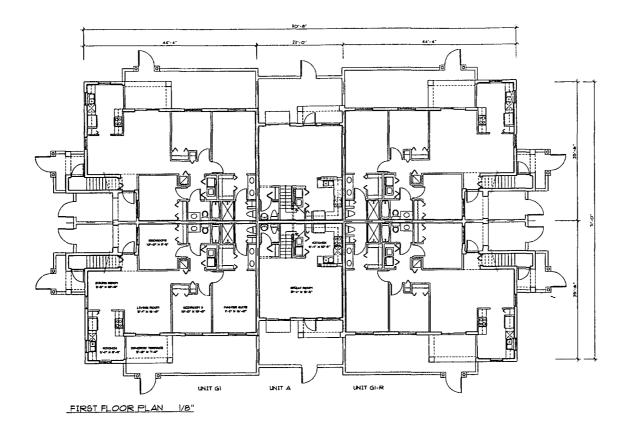
VECHITECTS

RESIDENTIAL DEVELOPMENT CORUM HOMES, INC. MIAMI-DADE COUNTY, FLORIDA BELLAGG10

TYPE III BCALE 1/8" +1'-0"

CHECKED BY RS DRAWN BY DATE 02/28/02

0138



AREA SUMMARY UNIT GI AIC AREA COVERED TERRACE ENTRY 1271 6F. 84 6F. 46,6F. TOTAL 1357 SF.

AREA SUMMARY UNIT G2 1284 6F. 84 6F. 26 6F.

TOTAL 1397 8F.

TOTAL 1/33 6F.

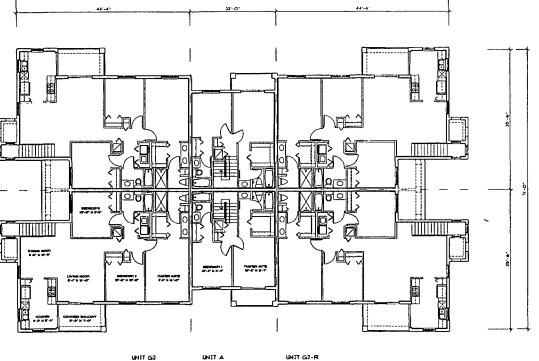
10630 NORTHWEST 27TH STREET
MIAMI, FLORIDA 33172
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FAX: (305) 593–0096
CORP. LICENSE 0002489

#ARCHITECTS

RESIDENTIAL DEVELOPMENT BELLAGG10

CORUM HOMES, INC.
MIAMI-DADE COUNTY, FLORIDA





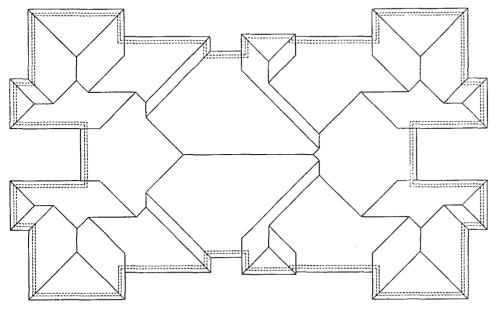
SECOND FLOOR PLAN 1/8"

TYPE III SCALE 1/8" #1"-0" CHECKED BY R.S DATE 02/28/02 0138

A-2

10630 NORTHWEST 27TH STREET MIAMI, FLORIDA 33172 TELEPHONE: (305) 593-9798

#ARCHITECTS



RIGHT ELEVATION 1/8"

ROOF PLAN 1/8"



LEFT ELEVATION 1/8"

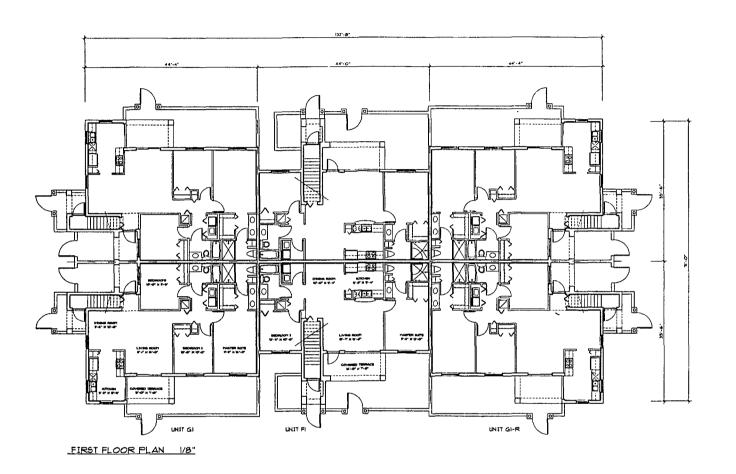
FRONT/ REAR ELEVATION 1/8"



BELLAGGIO RESIDENTIAL DEVELOPMENT CORM HOMES, INC. MIAMI-DADE COUNTY, FLORIDA

TYPE III
D UNITS

BCALE V3"-1"-0"
CHECKED BY R.9
ORAWN BY
JOHN 0/130
JOHN 0/130
BREET
BREET
BREET
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BREET



AREA SUMMARY UNIT GI
AC AREA
COVERED TERRACE
ENTRY
40 8P. 1221 6P. 84 6P. 46 6P.

TOTAL (357 S.P.

AREA SUMMARY UNIT G2

TOTAL (351 SF. AREA SUMMARY UNIT FI AC AREA COVERED TERRACE 23 SF.

101AL 1335 BF.

AREA SUMMARY UNIT F2

A/C AREA
BALCONY

AREA

IGES 5F

SA 6F

BALCONY

IZ 5F. 1,065 SP 36 SP 172 SF.

1213 57 TOTAL

10630 NORTHWEST 27TH STREET MIAMI, FLORIDA 33172 TELEPHONE: (305) 593-9798 FAX: (305) 593-0096

#ARCHITECTS



RESIDENTIAL DEVELOPMENT CORUM HOMES, INC. MIAMI-DADE COUNTY, FLORIDA BELLAGG10

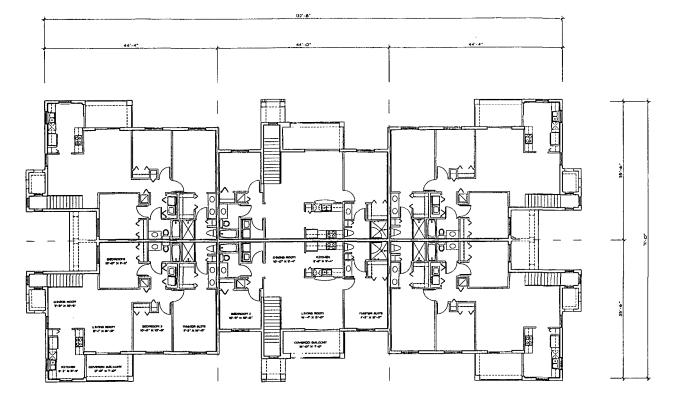
TYPE III BCALE 1/8" -1"-0" CHECKED BY R.S DRAWN BY DATE 02/28/02 0138 A-1

REVISIONS

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#ARCHITECTS

10630 NORTHWEST 27TH STREET MIAMI, FLORIDA 33172



UNIT F2

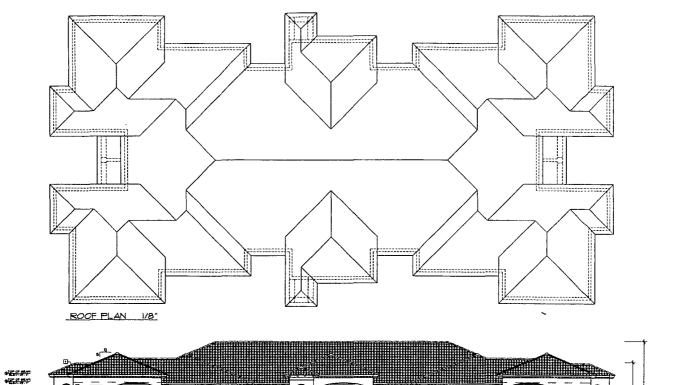
UNIT GZ-R

SECOND FLOOR PLAN 1/8"

UNIT G2

RESIDENTIAL DEVELOPMENT BELLAGGIO

TYPE III BCALE 1/8" -1"-0" CHECKED BY R.S DATE 02/28/02 Q13B BHEET



UNITE

UNIT G FRONT/ REAR ELEVATION 1/8"

-



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LEFT / RIGHT ELEVATION 1/8"

RESIDENTIAL DEVELOPMENT CORUM HOMES, INC. MIAMI-DADE COUNTY, FLORIDA BELLAGG10

TYPE III SCALE 1/8" .1'-0" CHECKED BY RS

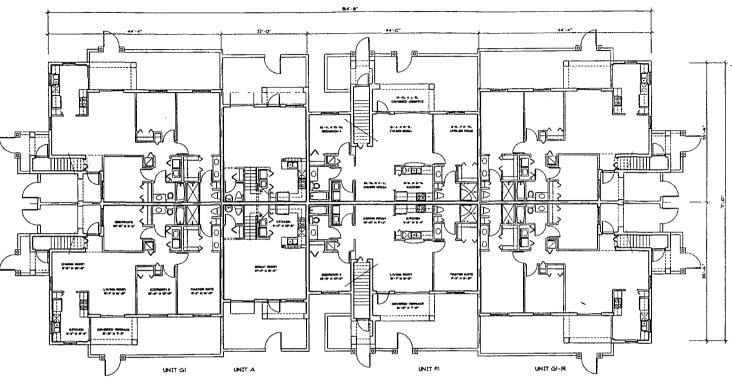
Q138

DATE 02/28/02

#ARCHITECTS

REVISIONS BY





FIRST FLOOR PLAN 1/8"

AREA SUMM	ARY UNIT GI
A/C AREA	1227 SF.
COMMEND TERRACE	04 AB

BUTRY	46 6F.
TOTAL	1337.65

TOTAL	U81 6F.

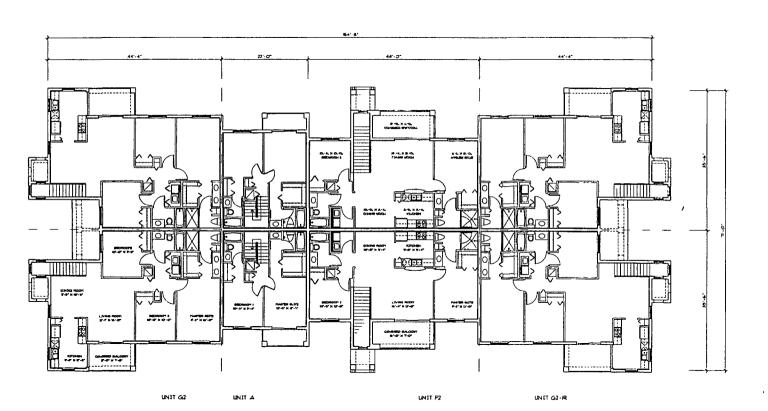
SUMMARY UNIT G2

	1284 BF.
FRONT BALCONY	64 6F.
ENTRY	29 SF.
TOTAL	1391 05.

A/C FIRST FLOOR	857 8F.
A/C SECOND FLOOR	534 SF.
TOTAL A/C AREA	LOSI S.P.
NIRY	91 6 <i>P</i> .
BALCONY	5I 8F.

Α .	AREA SUMMA	ARY UN
	A/C AREA COVERED TERRACE	1021 6F. F2 6F
	TOTAL	U39 97.

SUMMARY UNIT FI		AREA SUMMARY UNIT F2		
TERRACE	1021 6F. 12 6F.	A/C AREA ENTRY BALCONY	1,045 8F. 36 6F. 97 6F.	
	use er.	1014	1213 GF.	



SECOND FLOOR PLAN 1/8"

REVISIONS BY

BELLAGG10

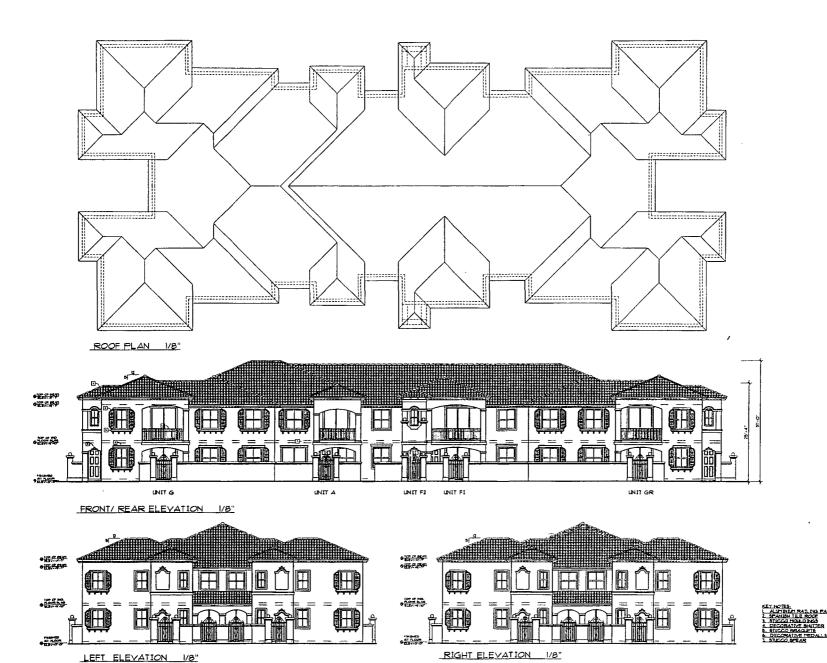
TYPE III BCALE 1/8"=1"-0" CHECKED BY R.S DATE 02/28/02 0138 308

RESIDENTIAL DEVELOPMENT

CORUM HOMES, INC. MIAMI-DADE COUNTY, FLORIDA

10630 NORTHWEST 2 MIAMI, FLORIDA #ARCHITECTS

10630 NORTHWEST 27TH STREET
MAAM. FLORIDA 33172
TELEPHONE: (305) 593-9798
FAX: (305) 593-0096
CORP. LICENSE 0002489



COPMENT

10630 NORTHWEST 27TH STREET MAMI, FLORIDA 33172
TELEPHONE: (305) 593–9798
FAX: (305) 593–0096
CORP. LICENSE 0002489

VBCHITECTS

BELLAGGIO
RESIDENTIAL DEVELOPMENT
CORUM HOMES, INC.
MIAMI-DADE COUNTY, FLORIDA

TYPE III

BEALE 1/8"-1"-0"

CHECKED BY R.5

CHANN BY

CATE C2/78/02

JOB 0138

BHEET

A-3

OF SHEETS



10630 NORTHWEST 271H STREET
MIAMI, FLORIDA 33172
TELEPHONE: (305) 593-9798
FAX. (305) 593-0096
CORP. LICENSE 0002469

VECHITECTS SOTOLONGO

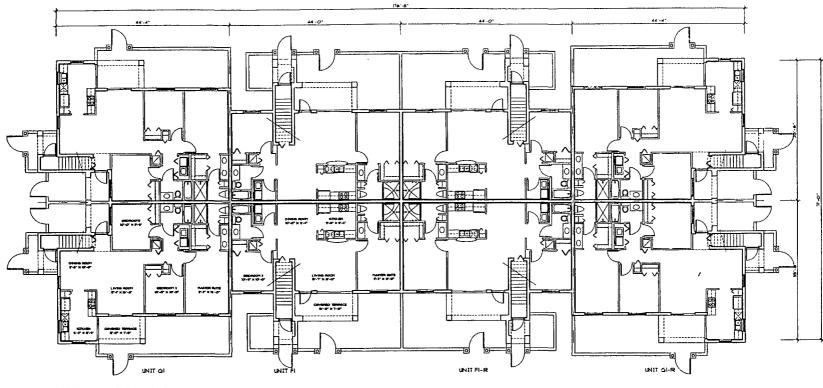
> RESIDENTIAL DEVELOPMENT CORUM HOMES, INC. MIAMI-DADE COUNTY, FLORIDA

BELLAGG10

TYPE III ECALE 1/8"=1"-0" CHECKED BY R.S

DRAWN BY DATE 02/28/02

0138 **A-1** SHEETS



FIRST FLOOR PLAN 1/8"

AREA SUMMARY UNIT GI
AC AREA
COVERED TERRACE
221 SF. 1227 SF. 84 SF. 46 SF.

TOTAL TOTAL US1 6F.

AREA SUMMARY UNIT G2 1284 SF. 84 SF. 23 SF.

AREA SUMMARY UNIT FI A/C AREA COVERED TERRACE 1,021 S.F. 12 S.F. TOTAL 139 S.F.

AREA SUMMARY UNIT F2
ACC AREA
ENIRT
1009 0F.
84 0F. 1,005 SF. 36 SF. 10 SF. BALCONY TOTAL 1213 BF

1,391 BF.

REVISIONS BY



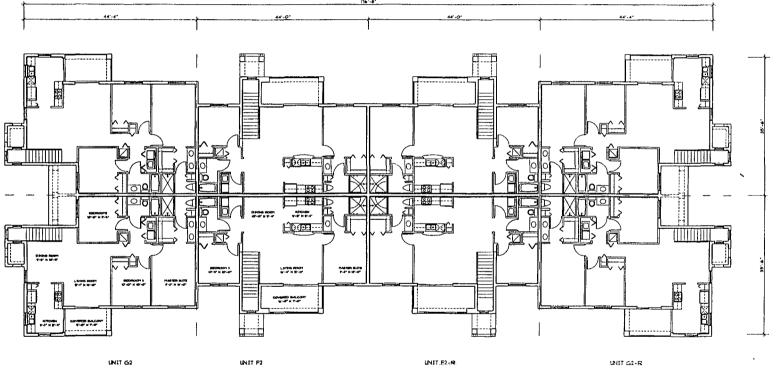


TYPE III DATE 02/28/02

A-2

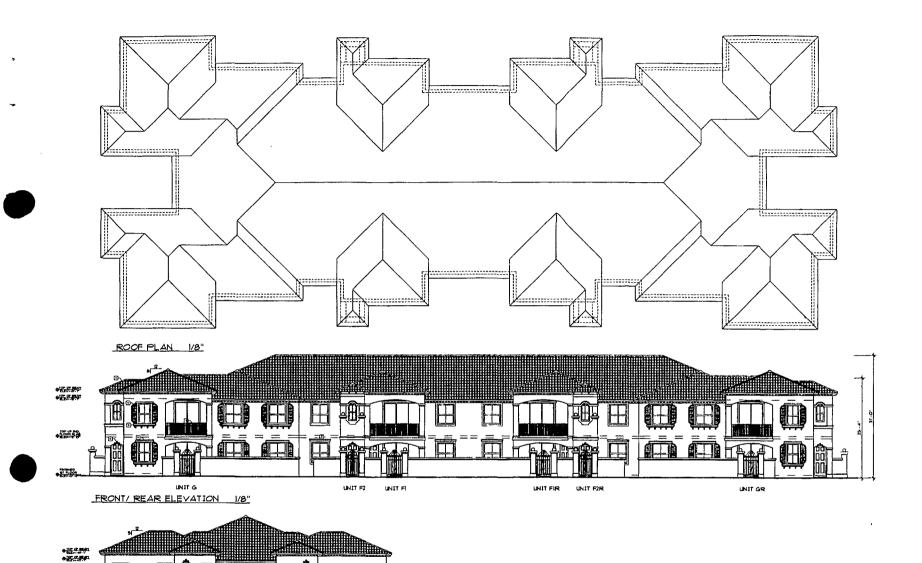
SCALE 1/8" 1'-0" CHECKED BY R.S

JOB 0138



SECOND FLOOR PLAN 1/8"

10630 NORTHWEST 27TH STREET
MIAMI, FLORIDA 33172
TELEPHONE: (305) 593-9798
FAX: (305) 593-0096
CORP. LICENSE 0002469



BELLAGG 10

RESIDENTIAL DEVELOPMENT CORUM HOMES, INC. MIAMI-DADE COUNTY, FLORIDA

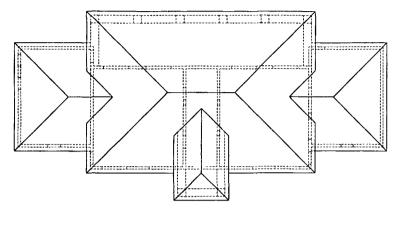
TYPE III SCALE 1/8"=1"-0" CHECKED BY R.S DRAWN BY

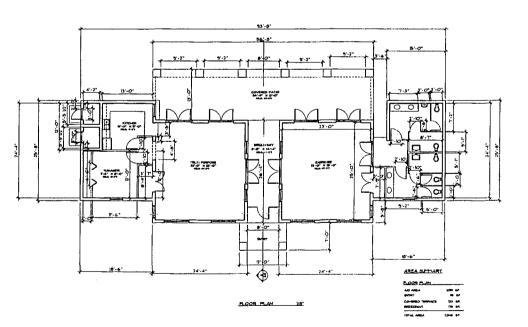
DATE 02/28/02 0138

SHEET

LEFT - RIGHT ELEVATION 1/8"

- 12







*** ARCHITECTS

TELEPHONE: (305) 593-9798 FAX: (305) 593-0096 CORP. LICENSE 0002489 MIAMI, FLORIDA

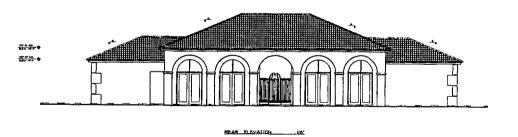
RESIDENTIAL DEVELOPMENT CORUM HOMES MIAMI-DADE COUNTY, FLORIDA

BELLAGG10

CLUBHOUSE OCALE 1/4"=1'-0" CHECKED BY MP DRAWN BY MP DATE 02/28/02 0117







10630 NORTHWEST 27TH STREET

MANN, FLORIDA 33172

TELEPHONE: (305) 593-9798

FAX: (305) 593-0096

CORP. LICENSE 0002489

BELLAGGIO
RESIDENTIAL DEVELOPMENT
CORUM HOMES
MIAMI-DADE COUNTY, FLORIDA

CLUBHOUSE

SCALE 1/8"+1'-0"

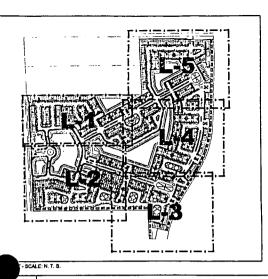
DATE 02/28/02

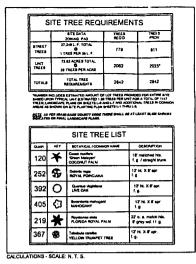
JOB OILT

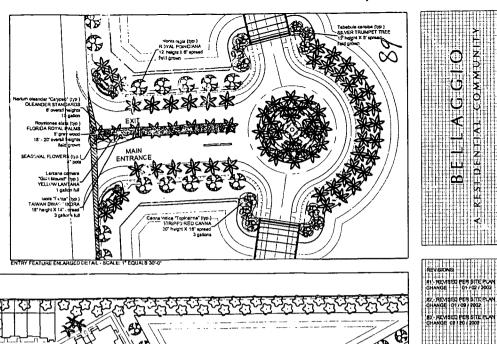
SHEET

A-2

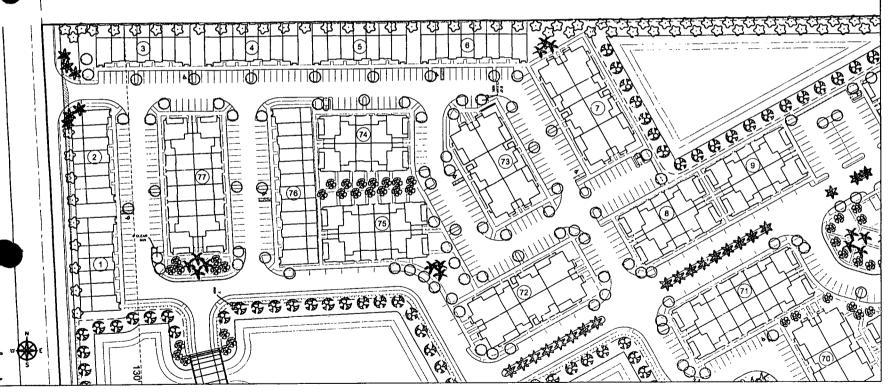
OF BHEETER

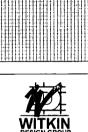






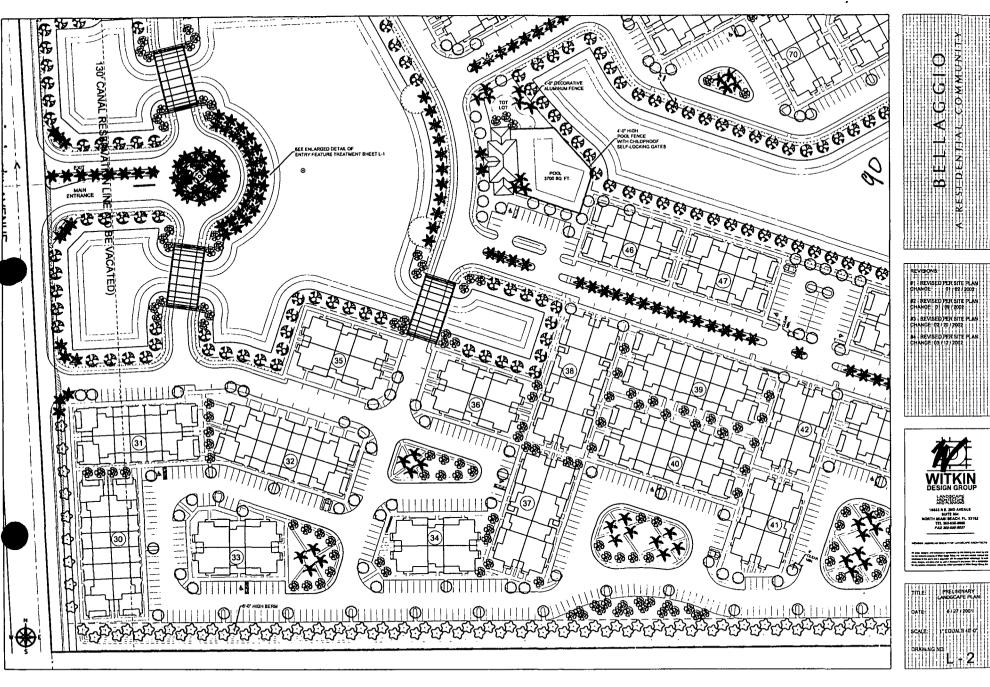






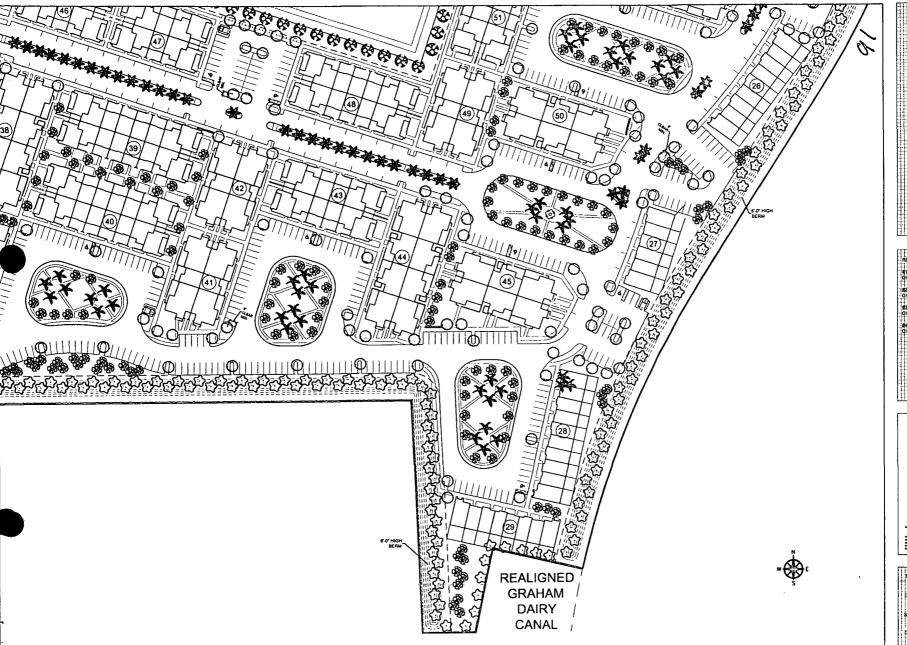
AND CASE AND PLANNING 16853 N.E. 2ND AVERUE BUITE 204 KORTH MIAMI BEACH, FL. 33162 TEL 303-458-8669 FAX 208-858-8667

7m E	PRELIMINARY LANDSCAPE FLAN
DATE:	8/27/2001
SCALE	1" EQUALS 40"-0"
DFAVING	NICE
	1144 - 114









BELLAGGIO

REVISIONS
11-REVISIONS
11-REVISION
11-REVI



TITLE PRESIDENTS

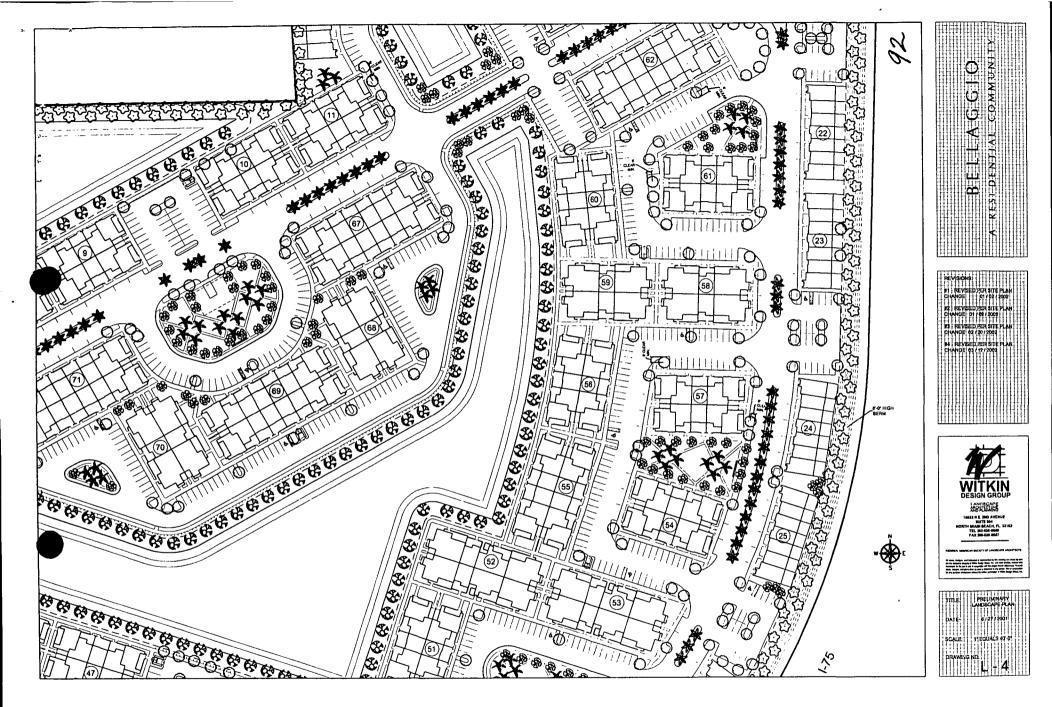
DATE: 6/27/2001

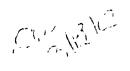
SCALE: 7:ECOLALS 40-07

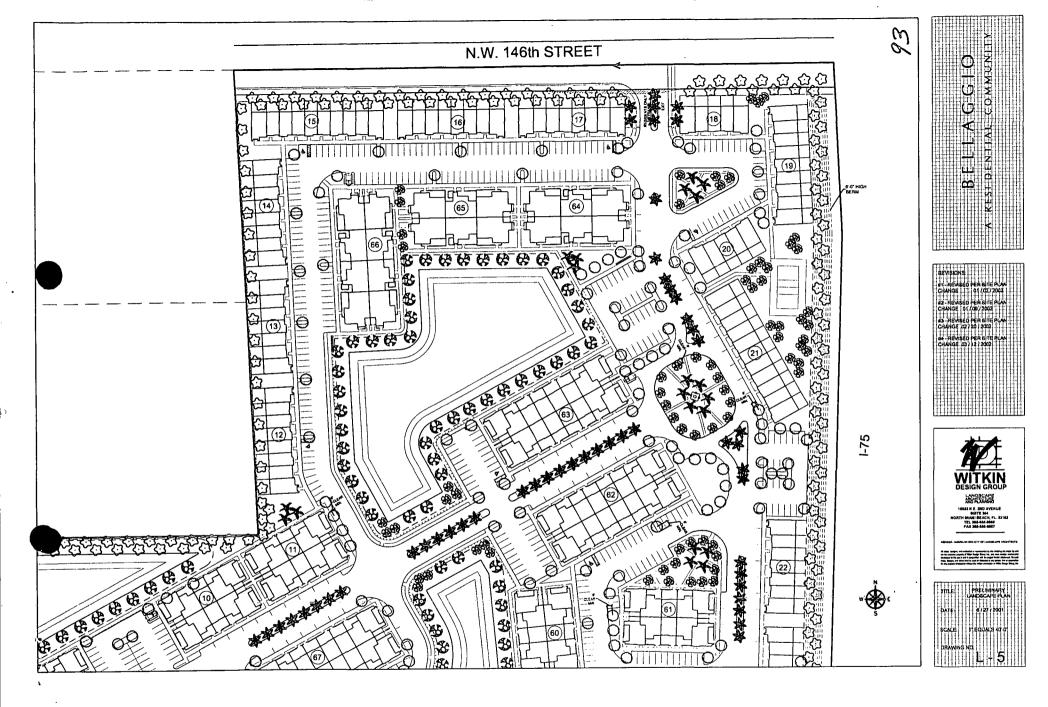
DRAVANG NIX

L - 3

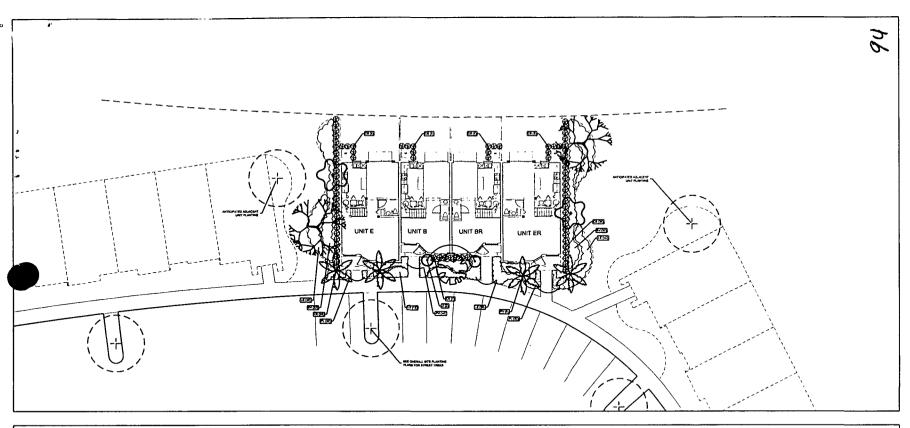
(113/18/12

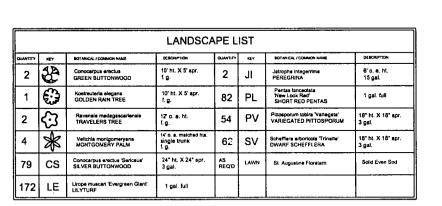






05/2/5







LANDSCAPE LEGEND

Water Bodies: 0

6

2 (overell size

5

2

70 197

Ordinance 98-13

30% shrubs/fiedge shall be native species.
Irrigation system required pursuant to Chapter 33 Dade County Code

ZONE DISTRICT: PAD

TREES:

Street Trees:

Trees per acre: 28

TOTAL NUMBER OF TREES

SHRUBS: (10 shrubs for each tree req.)

Landscape Open Space (if applicable Greenbelt Width (if applicable) Lawn Area (As defined in Ordinance)

Gross Land: 7140 (a.f.) Nat Land: 7140 (a.f.)

Note: 30% of required trees end/or palms shall be native species.





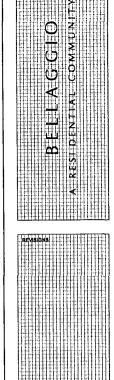
513/2/-

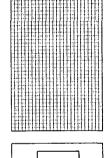
1	
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D	

			LANDSCA	NPE L	IST		
CHANTITY	MEY	BOTANICAL / COMMON NAME	DESCRIPTION	QUANTITY	KEY	BOTANICAL / CONSION NAME	DESCRIPTION
17	*	Carpentana scuminata CARPENTARIA PALM	16' o. a. matched hts. single trunk f. g.	24	DB	Dietes bicolor YELLOW AFRICAN IRIS	1 gal. full
4	653	Cordia sebestena GEIGER TREE	10' ht. X 5' epr. f. g.	369	LV	Lirope muscari Variegata' AZTEC GRASS	1 get. full
174	AC	Allemends cethartics 'Hendersonil Dwarf SILVER BUTTONWOOD	18" ht. X 18" spr. 3 gal.	40	3	Jaaminum volubile WAX JASMINE	18" ht. X 18" apr. 3 gal.
46	CI	Chrysobalanus icaco 'Red Tip' COCOPLUM	24" ht. X 24" apr. 3 gal.	AS REOD	LAWN	St. Augustine Floratem	Solid Even Sod
6	СТ	Cordyline terminalis 'Black Magic' HAWAIAN TI PLANT	3' o. s. ht. 7 gaf.				

ZONE DISTRICT: PAD		
Gross Land: 19,180 (s.f.) Net Land: 19,180 (s.f.)	Wate	er Bodies: 0
	REQ	PROV
Landscape Open Space (if applicable) Greenbelt Width (if applicable) Lawn Area (As defined in Ordinance)	N/A N/A 50%	N/A N/A 50%
TREES: Trees per acre: 28	12	12
Note: 30% of required trees and/or paims shall be native species. Street Trees:	17	18 (overs# sm
TOTAL NUMBER OF TREES	29	30
SHRUBS: (10 shrubs for each tree req.)	290	268*

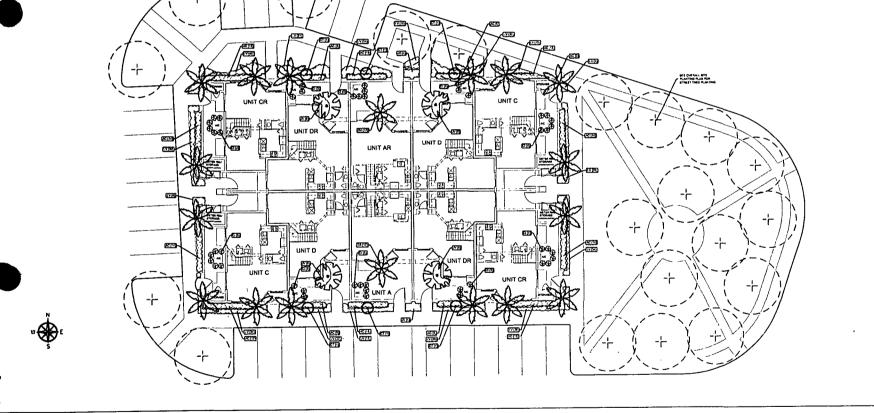
* Additional shrub count will be reflected on overall site planting plan as part of the construction drawings for the future permit set



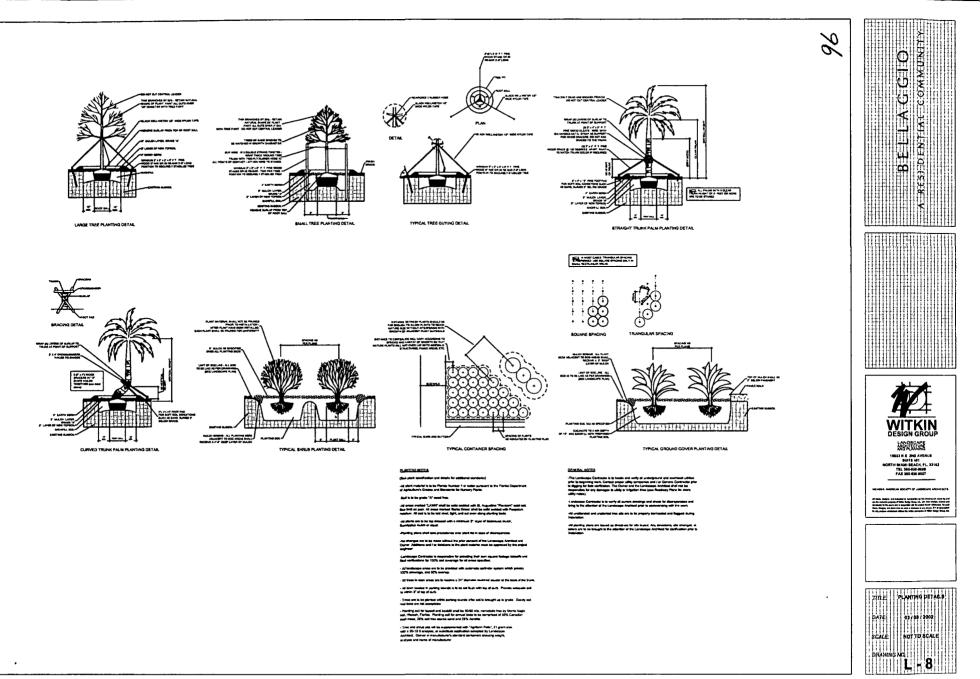




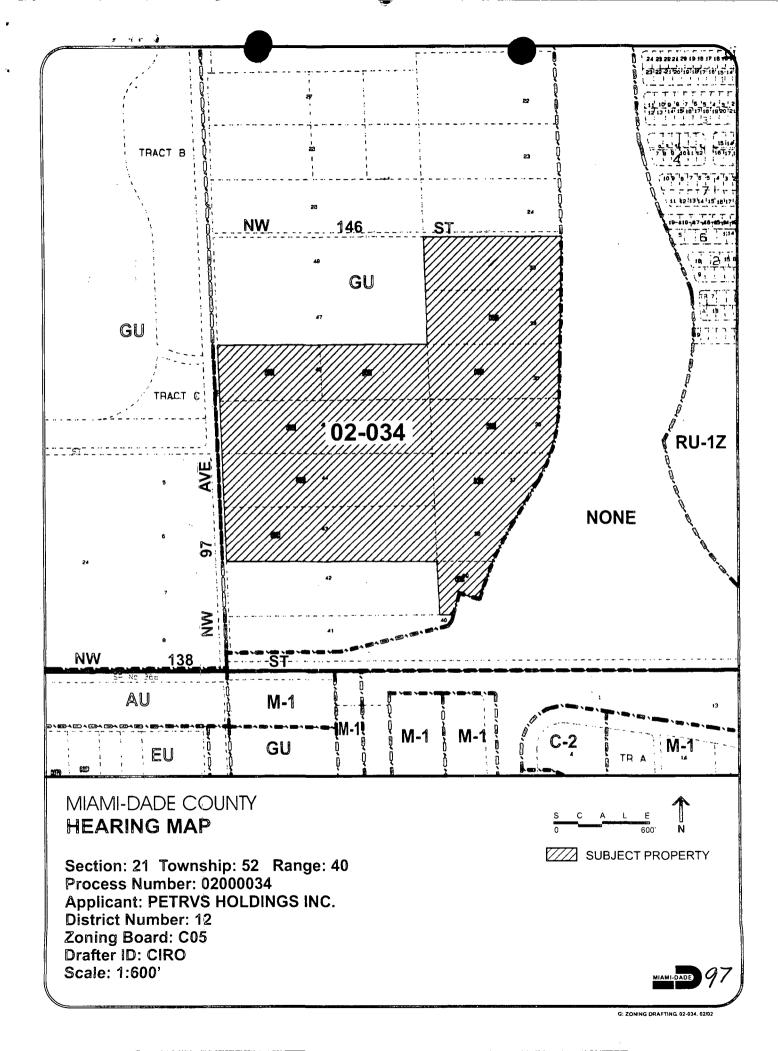
PRELIMINARY
FOR TYPICAL INTERIOR UNIT
1/8" EQUALS 3, 0"
"L-7

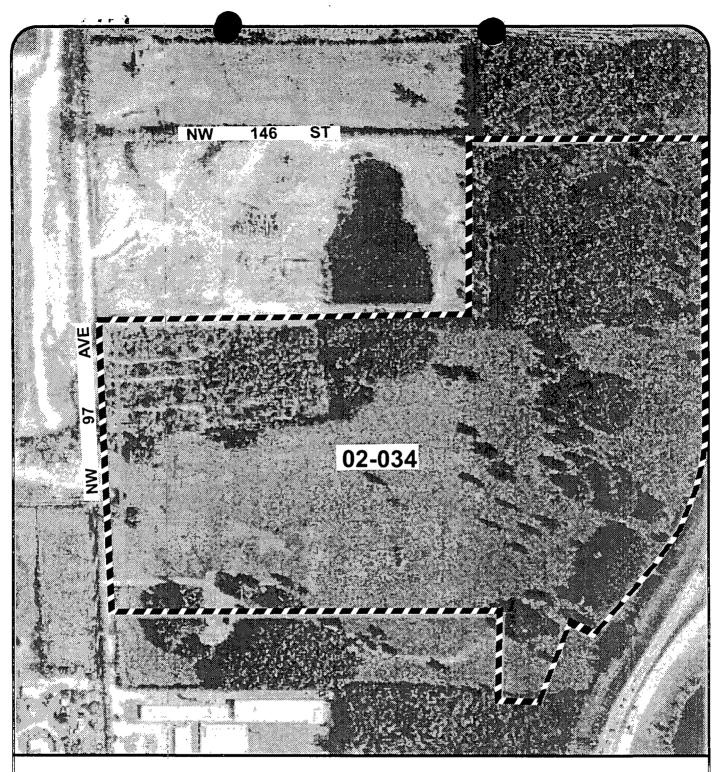


001/3/00



10/2/2/2





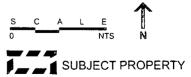
MIAMI-DADE COUNTY AERIAL

Section: 21 Township: 52 Range: 40

Process Number: 02000034

Applicant: PETRVS HOLDINGS INC.

District Number: 12 Zoning Board: C05 Drafter ID: CIRO Scale: NTS







TO:

Diane O'Quinn Williams

Director

Department of Planning and Zoning

FROM: Danny Alvarez Director

Miami-Dade Transit

DATE:

October 25, 2001

SUBJECT: FY02 Blanket

Concurrency Approval

for Transit

This memo serves as a blanket authorization for your Department to continue to review and approve concurrency applications for mass transit in all areas of Miami-Dade County.

Miami-Dade Transit has been charged with the responsibility of reviewing and approve concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your Department's Research Division, and a review of the Metrobus/Metrorail service area, we are able to re-authorize your Department to review and approve concurrency applications since it appears that all areas of Miami-Dade County meet or exceed the level-of-service standards (LOS) for mass transit established in the above referenced County rules and regulations.

This authorization is intended to continue the arrangement between our respective departments, and is effective for the period October 1, 2001 to September 30, 2002, or until canceled by written notice from my office.

If your staff needs further information or assistance with mass transit concurrency matters, they may wish to contact Mario G. Garcia, Chief MDTA, Transit System Development Division, at 375-1193. Your continued cooperation on these important matters is greatly appreciated.

CC: A. Rodriguez M. G. Garcia

TO:

CT. . TA WITHS DODE SSAME" MS

Guillermo E. Olmedillo. Director Building & Zoning Department

DATE:

May 3rd, 1999

SUBJECT:Concurrency Approval

FROM:

Earl L. Carlton, Captain

Fire Engineering & Water Supply Bureau

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami Dade County Code. blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami Dade County Fire Flow Standards addressed under the concurrency requirements, as stated in Chapter 163, part 2. Florida Statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied.

ELC/ser



TO:

Guillermo E. Olmedillo

Director

Department of Planning and Zoning

DATE:

September 22, 2000

SUBJECT:

Solid Waste Disposal

Concurrency Determination

FROM:

Andrew Wilfork

Director /

Department of Solid Waste Managemen

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of nearly 40 years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2011 or nearly five (5) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2003), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

Attachment

cc: Steve Spratt, Senior Assistant to the County Manager
Jim Bostic, Deputy Director, DSWM
Vicente Castro, Assistant Director for Technical Services, DSWM
Kathie G. Brooks, Assistant Director for Finance and Planning, DSWM
Paul Mauriello, Executive Assistant to the Director, DSWM

		RESOURCES RECOVERY FACILITY					TRASH-TO-FUEL FACILITY			SOUTH DADE	NORTH DADE	WMI	WTI	1	
i	1 1	RESOURCES ACCOVE								Landfill	Landfü	Lendid	Waste to energy	1	
Yes	Waste Projections (lons)	On-site Gross Tonnage	Unders to South Dade	Shredded Tires to North Dade	Ash Io Ashfel	Nei Tonnage [2]	RT: Gross Tonnage	Non-processables to North Dade	Processed Residue to South Dade	Nei Tonnage [3]	Garbago [4]	Trash (5)	Garbage/Trash	17)	Total [1]-[7]
				12 200	147,000	625,000	195,000	18,000	22,000	156,000	323,000				
2000	1,746.000	936.000	152,000	12.000		620,000	270,000	48,000	27,000	195,000	230,000	264,000			
2001 **	1,687,000	936,000	157,000	11,000		620.000	270,000		27.000	195,000	230.000	264,000			
2002	1,687,000	936,000	167,000	11,000		620,000	270,000	48,000	27,000	195.000		364,000			1,687,000
2003 ***	1,687,000	936.000	167,000 167,000	11,000		620,000	270,000		27,000	195.000		364,000			1,687,000
2004	1,687,000	936.000	167,000	11,000		620,000	270,000	48,000	27.000	195,000		364,000			
2005	1,687,000	936,000 936,000	167,000	11,000		620,000	270,000	48.000	27,000	195,000		384,000		1	1,687,000
2006	1.687.000	938,000	167,000	11,000		620.000	270,000	48.000	27,000	195,000		384,000			1,687,000
2007	1.687,000	935,000	167,000	11,000		620.000	270,000	48 000	27.000	195.000	230.000	364,000	140,000	·	1,001,000

RESOURCES	GARBAGE	TRASH	TOTAL
TOTAL @ 1.75M	870,000	66,000	936,000 (93%G/7%T)
		125,000	196,000 (RTI)
TOTAL @ 1 69M	870.000	66,000	935,000 (93%G/7%T)
		270,000	270.000 (RTI)
*** TOTAL @ 1.69A	870.000	66,000	936,000 (93%G/7%T)
w/o 100,000 to W71		270,000	270,000 (RTI)
TOTAL	WASTE STREAM	PERCENTAGES	
@1.69 MILLIONS TO	INS		
GARBAGE 56 4%			952.000
TRASH 43 3%			730.000
SPECIAL 0 3%			5.000
TOTAL			1,587,000

REMAINING CAPACITY BY FACILITY Year	Ashfill	South Dade	North Dade	South Dade (w/o cell 5)
1	Ashfill			
V		Capacity **	Capacity ***	(le less 4.4 m tons)
Tea:	Capacity *	9,148,000	3.943.000	4,748.000
Base Capacity	3,150,000	8.825.000	3,671,000	4,425,000
2000	3,003.000	8.595,000	3,407,000	4,195.000
2001	2.865.000	8.365.000	3.143,000	3,965.000
2002	2,727,000	8.135.000	2,779,000	3,735.000
2003	2,589,000	7,905,000	2,415,000	3,505.000
2004	2.451.000	7,675,000	2,051,000	3,275.000
2005	2.313.000	7,445,000	1,887,000	3,045.000
2006	2,175.000	7,215.000	1,323,000	2,815,000
2007	2.037.000	6,985,000	959,000	2,585,000
2008	1,899,000	6,755,000	595.000	2,355,000
2009	1,761,000		231,000	2,125,000
2010	1,623.900	6,525,000	231,000	1,895,000
2010	1,485.000	6.295.000	0	1,665,000
2012	1,347,000	6,065,000	0	1,435,000
	1,209.000	5.835.000	0	1,205,000
2013	1,071.000	5.605.000		975.000
2014	933.000	5.375.000	0	745,000
2015	795.000	5.145.000	0	515,000
2016	657.000	4,915,000	0	285.000
2017	519,000	4,685,000	0	55,000
2018	381,000	4,455,000	0	
2019	243.000	≐.225,000	0	-175,000 -405,000
2020	105.000	3,995,000	0	
2021	° C	3,732,000	0	-668,000
2022	o o	3,364,000	٥	-1,038,000
2023	õ	2,996,000	0	-1,404,000
2024	0	2,628.000	0	-1,772,000
2025	0	2,260,000	0	-2,140,000
2026		1,892,000	0	-2,508,000
2027	G	1,524,000	0	-2.876,000
2028	0	1,156,000	0	-3,244,000
2029	0	788.000	0	-3.612.000
2030	0	420,000	0	-3,980,000
2031	0	52,000	ō	-4.348,000
2032	0	-316,000	ō	-4,716,000
2033	0	-684,000	ō	-5,084,000
2034	0	-1,052,000	ō	-5.452,000
2035	0	-1,420,000	0	-5.620.000
2036	0	-1,420.000 -1,788,000	ō	-6,168,000
2037	0	-2,156,000	0	-8,556,000
2038	0	-2,524,000	ő	-6.924.000
2039	0	2,524,000	v	,
		an an	10	19
Total Remaining Years	21	32	10	10

Ashle capacity includes call 17-20 cells 19-20 have not been constructed.

"South Dade includes call 3, 4 and 5 call 5 has not been constructed. Once sentife capacity is used up can pose to South Dade. Assumes a support so consumes capacity whether or not it is used as cover ""Horn Dade capacity is greatest buildout of the facetry. When horn Dade landfe capacity is decisived that is exported As capacity flower are deverted from the Capacity of Marri-Dade Capacity. Building a decision of the property of the capacity is decisived by the Engineering Division of the Department of Solid Waste Management. Division of the Department of Solid Waste Management. Division of the Department of Solid Waste Management. Division October 1995.

MEMORANDUM

TO:

Dianne O'Quinn-Williams, Director

DATE:

September 5, 2001

Department of Planning and Zoning

FROM:

Vivian Donnell Rodriguez

SUBJECT: Concurrency Approval

Director

Park and Recreation Department

MAS

This memorandum updates the blanket concurrency approval memo of July 20, 2000. There is an adequate level of service for all unincorporated areas. as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional уеаг.

This approval is valid for one year. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

VDR: WHG:BF:RK

cc: Helen Brown, Metropolitan Planning, DP&Z

W. Howard Gregg, Asst. Director for Planning & Development, PARD

Dr. Barbara Falsey, Chief, Planning and Research Division, PARD

AS PER HELEN BROWN. EXP. DATE ON THIS 15 7-20-02

2001 PARK LOCAL OPEN SPACE BASED ON BENEFIT DISTRICTS - UNINCORPORATED AREA

	1995	Accrued	Total	Need @	Exist	ing Local Open	Total Local	Surplus (Deficit)	Level of	
	Population	Population	Population	2.75 Acres Per 1000 (Acres)	Park Acres	School field Acres	1/2 Private Acres	Open Space		Service
====	*********		***********	.===========					==========	:======::
1	454,457	59,261	513,710	1,412.70	1,198.25	702.34	85.32	1,985.91	573.21	1.405
2 3	495,397 136,815	56,175 17,315	551,572 154,130	1,516.82 423.86	1,598.06 578.93	508.33 177.20	139.79 6.90	2,246.18 763.03	729.36 339.17	1.400 1.800
			. 2005	. = = = = = = = = = = = = = = = = = = =				*******		188222222
T:	1,086,669	132,751	1,219,420	3,353.38	3,375.24	1,387.87	232.01	4,995.12	1,641.74	1.563